

December 28, 2015

Tommy Ryan
Manager and Zoning Officer
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

RECEIVED

DEC 28 2015

hand delivered

Re: ZHB Application; Developmental Enterprises Corporation

Dear Mr. Ryan,

Attached is the Developmental Enterprises Corporation Application to the Zoning Hearing Board, which we have been discussing. There are an original and fourteen (14) copies of each of the following documents:

- the completed Application, executed and acknowledged; and
- the Agreement of Sale listing the Applicant as equitable owner.

I have also enclosed a check made payable to Worcester Township in the amount of Seven Hundred and Fifty Dollars (\$750.00), as the Application Fee.

Please let me know if there is anything else you need in order to process the Application. And, as always, thank you for all your kind assistance.

Sincerely,



Joseph C. Kuhls

cc: Robert Brant, Esq.

ERECTED INTO A TOWNSHIP IN 1733
TOWNSHIP OF WORCESTER
AT THE CENTER POINT OF MONTGOMERY COUNTY
PENNSYLVANIA

1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Phone (610) 584-1410
Fax (610) 584-8901

THIS SECTION COMPLETED ONLY BY TOWNSHIP:

APPEAL NO. : 16-02 DATE FILED: 12/23/15 , 20

APPLICATION: BOARD OF SUPERVISORS
 ZONING HEARING BOARD

1. Date of Application: December 23, 2015

2. Classification of Appeal (Check one or more, if applicable):

- a. Appeal from the Zoning Officer's Determination
- b. Request for Variance
- c. Request for Special Exception
- d. Challenges to the Validity of Zoning Ordinance or Map
- e. Request for Conditional Use Hearing
- f. Request for Amendment to Zoning Map
- g. Request for Zoning Ordinance Amendment
- h. Request for a Curative Amendment
- i. Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code

3. Applicant:

- a. Name: Developmental Enterprises Corporation
- b. Mailing address: 333 East Airy Street
 Norristown, PA 19401
- c. Telephone number: 215-277-5536
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: (REQUIRED)

Please attach Deed to prove ownership, an Agreement of Sale to prove equitable ownership, or an Affidavit allowing Tenant to apply for necessary relief. Owner of Equitable Title; Agreement of Sale attached

4. Applicant's attorney, if any:

- a. Name: Joseph C. Kuhls, Esquire
- b. Address: 500 Office Center Drive, Suite 400
 Fort Washington, PA 19034
- c. Telephone number: 484-684-4203

5. Property Details:

- a. Present Zoning Classification: R-175
- b. Present Land Use: Single Family Dwelling
- c. Location (Street Address): 2934 Township Line Road
Norristown, PA 19401

d. Parcel #: 67-00-03760-007

- e. Lot Dimensions:
 - (1) Area: 38,255 square feet
 - (2) Frontage: 150 feet
 - (3) Depth: 255 feet

- f. Circle all that apply in regards to the above specified property:
 - Public Water
 - Public Sewer
 - Private Well
 - Private Septic

g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)**

6. Proposed Use(s):

- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**

7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)**

8. Has any previous appeal been filed concerning the subject matter of this appeal?
 Yes No

If yes: specify: **(Please submit as an attachment)** N/A

9. Challenges please list requested issues of fact or interpretation:
(Please submit as an attachment) N/A

10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

CERTIFICATION

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.



Signature

Joseph C. Kuhls, Esquire

Printed Name **Attorney for Applicant**

Signature

Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Montgomery : SS

The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.



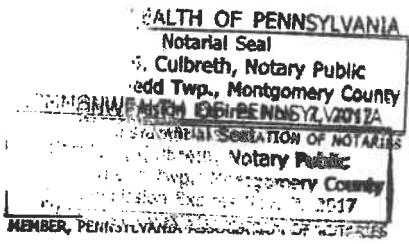
Attorney for Applicant
Joseph C. Kuhls, Esquire

Applicant

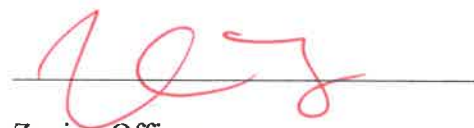
Sworn to and subscribed before me this 23 day of December, 2015



Notary Public



Date Received: 12/29/15



Zoning Officer

ZONING HEARING BOARD APPLICATION ATTACHMENT

PARAGRAPH 6: Proposed Use(s)

No new construction is being proposed.

Proposed use of the subject property is as a single-family dwelling pursuant to the definition of "Family" contained in Section 150-9.A of the Worcester Township Zoning Ordinance (the "Ordinance").

PARAGRAPH 7: Legal grounds for appeal

The Application proposes four individuals not related by blood, marriage, or legal adoption, living and cooking together as a single housekeeping unit.

The living arrangement proposed is permitted by special exception, pursuant to the express terms of Ordinance Section 150-9.A. The Applicant requests a special exception pursuant to that Ordinance Section, and will establish entitlement by satisfying each of the specific requirements set forth therein.

The general requirements for the grant of special exceptions are set forth in Ordinance Section 150-218.

The Application satisfies the requirements for the grant of the special exception requested, as set forth in the Ordinance, the Pennsylvania Municipalities Planning Code, and elsewhere.

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

PARTIES

BUYER(S):

~~Developmental Enterprises Corp.~~

BUYER'S MAILING ADDRESS:

~~333 E. Airy Street
Norristown, Pa. 19401~~

SELLER(S):

Todd Parker
Denise Parker

SELLER'S MAILING ADDRESS:

2934 Township Line Rd.
Norristown, Pa. 19401

PROPERTY

PROPERTY ADDRESS 2934 Township Line Rd.

ZIP 19403

in the municipality of Worcester, County of Montgomery,
in the School District of Methacton, in the Commonwealth of Pennsylvania.

Identification (e.g., Tax ID #; Parcel #; Lot, Block; Deed Book, Page, Recording Date):

Tax ID Parcel #67-00-03760-007

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER

 No Business Relationship (Buyer is not represented by a broker)

Broker (Company)

Daniel C. Paciello Real Estate

Company Address

35 E. 4th Street

Bridgeport, Pa. 19405

Company Phone

610-279-6377

Company Fax

610-279-2972

Broker is:

 Buyer Agent (Broker represents Buyer only) Dual Agent (See Dual and/or Designated Agent box below)

Licensee(s) (Name)

Daniel C. Paciello

RB-029429-A

Direct Phone(s)

610-279-6377

Cell Phone(s)

610-279-1777

Fax

Email DCPACIELLO@VERIZON.NET

Licensee(s) is:

 Buyer Agent with Designated Agency Buyer Agent without Designated Agency Dual Agent (See Dual and/or Designated Agent box below) Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER

 No Business Relationship (Seller is not represented by a broker)

Broker (Company)

BHSS KEYSTONE PROPERTIES

Company Address

2131 N. Broad St. STE. 200

Lansdale, Pa. 19446

Company Phone

215-855-1165

Company Fax

Broker is:

 Seller Agent (Broker represents Seller only) Dual Agent (See Dual and/or Designated Agent box below)

Licensee(s) (Name)

Alisha Rowman

Direct Phone(s)

267-638-2133

Cell Phone(s)

267-735-7643

Fax

Email www.alisharowman.com

Licensee(s) is:

 Seller Agent with Designated Agency Seller Agent without Designated Agency Dual Agent (See Dual and/or Designated Agent box below) Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)

DUAL AND/OR DESIGNATED AGENCY

A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.

By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.

Buyer Initials: ELG

ASR Page 1 of 11

Seller Initials: MP DP

Revised 7/11



Pennsylvania Association of REALTORS

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7/11

2. PURCHASE PRICE AND DEPOSITS (1-10)

(A) Purchase Price \$ THREE HUNDRED TWENTY FIVE THOUSAND U.S. Dollars), to be paid by Buyer as follows:

- 1. Deposit at signing of this Agreement: \$ 30,000
- 2. Deposit within _____ days of the Execution Date of this Agreement: \$ _____
- 3. _____ \$ _____
- 4. Remaining balance will be paid at settlement.

(B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer within 30 DAYS of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by personal check.

(C) Deposits, regardless of the form of payment and the person designated as payee, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here: _____), who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this Agreement.

3. SELLER ASSIST (If Applicable) (1-10)

Seller will pay \$ N/A or _____ % of Purchase Price (0 if not specified) toward Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved by mortgage lender.

4. SETTLEMENT AND POSSESSION (1-10) 28 SRG

(A) Settlement Date is January 15, 2016 or before if Buyer and Seller agree.

(B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless Buyer and Seller agree otherwise.

(C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes (see Notice Regarding Real Estate Taxes); rents; interest on mortgage assumptions; condominium fees and home-owner association fees; water and/or sewer fees, together with any other lienable municipal service fees. All charges will be pro-rated for the period(s) covered. Seller will pay up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here: _____

(D) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here: _____

(E) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here: _____

(F) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property is subject to a lease.

(G) If Seller has identified in writing that the Property is subject to a lease, possession is to be delivered by deed, existing keys and assignment of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller will not enter into any new leases, nor extend existing leases, for the Property without the written consent of Buyer. Buyer will acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement. Tenant-Occupied Property Addendum (PAR Form TOP) is attached. SRG

5. DATES/TIME IS OF THE ESSENCE (1-10)

(A) Written acceptance of all parties will be on or before: October 26, 2015 DECEMBER 8, 2015

(B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the essence and are binding.

(C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by signing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initialed and dated.

(D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement of the parties.

(E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable to all parties.

6. ZONING (1-10)

Failure of this Agreement to contain the zoning classification (except in cases where the property {and each parcel thereof, if subdividable} is zoned solely or primarily to permit single-family dwellings) will render this Agreement voidable at Buyer's option, and, if voided, any deposits tendered by the Buyer will be returned to the Buyer without any requirement for court action.

Zoning Classification: R-single family

Buyer Initials: SRG

Seller Initials: SRG

7. FEATURES AND PERSONAL PROPERTY (1-10)
recently installed in the Property, free of liens, and other items including plumbing; heating; radiator covers; lighting fixtures (including chandeliers and ceiling fans); pool and spa equipment (including covers and cleaning equipment); electric animal fencing systems (excluding collars); garage door openers and transmitters; television antennas; unpotted shrubbery, plantings and trees; any remaining heating and cooking fuels stored on the Property at the time of settlement; smoke detectors and carbon monoxide detectors; sump pumps; storage sheds; fences; mailboxes; wall to wall carpeting; existing window screens, storm windows and screen/storm doors; window covering hardware, shades and blinds; awnings; built-in air conditioners; built-in appliances; the range/oven, unless otherwise stated; and, if owned, water treatment systems, propane tanks, satellite dishes and security systems. Also included: NONE INCLUDED

- (B) The following items are LEASED (not owned by Seller). Contact the provider/vendor for more information (e.g., water treatment systems, propane tanks, satellite dishes and security systems): _____
- (C) EXCLUDED fixtures and items: _____

8. MORTGAGE CONTINGENCY (1-10)

- WAIVED. This sale is NOT contingent on mortgage financing, although Buyer may obtain mortgage financing and/or the parties may include an appraisal contingency.
- ELECTED.

(A) This sale is contingent upon Buyer obtaining mortgage financing according to the following terms:

First Mortgage on the Property	Second Mortgage on the Property
Loan Amount \$ _____	Loan Amount \$ _____
Minimum Term _____ years	Minimum Term _____ years
Type of mortgage _____	Type of mortgage _____
Loan-To-Value (LTV) ratio: _____	Loan-To-Value (LTV) ratio: _____
For non-FHA/VA loans LTV ratio not to exceed _____ %	For non-FHA/VA loans LTV ratio not to exceed _____ %
Mortgage lender _____	Mortgage lender _____
Interest rate _____ %; however, Buyer agrees to accept the interest rate as may be committed by the mortgage lender, not to exceed a maximum interest rate of _____ %.	Interest rate _____ %; however, Buyer agrees to accept the interest rate as may be committed by the mortgage lender, not to exceed a maximum interest rate of _____ %.
Discount points, loan origination, loan placement and other fees charged by the lender as a percentage of the mortgage loan (excluding any mortgage insurance premiums or VA funding fee) not to exceed _____ % (0% if not specified) of the mortgage loan.	Discount points, loan origination, loan placement and other fees charged by the lender as a percentage of the mortgage loan (excluding any mortgage insurance premiums or VA funding fee) not to exceed _____ % (0% if not specified) of the mortgage loan.

- (B) The interest rate(s) and fee(s) provisions in Paragraph 8(A) are satisfied if the mortgage lender(s) gives Buyer the right to guarantee the interest rate(s) and fee(s) at or below the maximum levels stated. If lender(s) gives Buyer the right to lock in the interest rate(s), Buyer will do so at least 15 days before Settlement Date. Buyer gives Seller the right, at Seller's sole option and as permitted by law and the mortgage lender(s), to contribute financially, without promise of reimbursement, to the Buyer and/or the mortgage lender(s) to make the above mortgage term(s) available to Buyer.
- (C) Within _____ days (7 if not specified) from the Execution Date of this Agreement, Buyer will make a completed, written mortgage application (including payment for and ordering of appraisal and credit reports without delay, at the time required by lender(s) for the mortgage terms and to the mortgage lender(s) identified in Paragraph 8(A), if any, otherwise to a responsible mortgage lender(s) of Buyer's choice. Broker for Buyer, if any, otherwise Broker for Seller, is authorized to communicate with the mortgage lender(s) to assist in the mortgage loan process.
- (D) Buyer will be in default of this Agreement if Buyer furnishes false information to anyone concerning Buyer's financial and/or employment status, fails to cooperate in good faith with processing the mortgage loan application (including delay of the appraisal), fails to lock in interest rate(s) as stated in Paragraph 8(B), or otherwise causes the lender to reject, refuse to approve or issue a mortgage loan commitment.
- (E) 1. Mortgage Commitment Date: _____ . Upon receiving a mortgage commitment, Buyer will promptly deliver a copy of the commitment to Seller.
2. If Seller does not receive a copy of the mortgage commitment(s) by the Mortgage Commitment Date, Seller may terminate this Agreement by written notice to Buyer. Seller's right to terminate continues until Buyer delivers a mortgage commitment to Seller. Until Seller terminates this Agreement, Buyer is obligated to make a good-faith effort to obtain mortgage financing.
3. Seller may terminate this Agreement by written notice to Buyer after the Mortgage Commitment Date if the mortgage commitment:
a. Does not satisfy the terms of Paragraph 8(A), OR
b. Contains any condition not specified in this Agreement (e.g., the Buyer must settle on another property, an appraisal must be received by the lender, or the mortgage commitment is not valid through the Settlement Date) that is not satisfied and/or removed in writing by the mortgage lender(s) within 7 DAYS after the Mortgage Commitment Date in Paragraph 8(E)(1), or any extension thereof, other than those conditions that are customarily satisfied at or near settlement (e.g., obtaining insurance, confirming employment).
4. If this Agreement is terminated pursuant to Paragraphs 8(E)(2) or (3), or the mortgage loan(s) is not obtained for settlement, all deposit monies will be returned to Buyer according to the terms of Paragraph 23 and this Agreement will be VOID. Buyer will be responsible for any costs incurred by Buyer for any inspections or certifications obtained according to the terms of this Agreement, and any costs incurred by Buyer for: (1) Title search, title insurance and/or mechanics' lien insurance, or any fee for cancellation; (2) Flood insurance, fire insurance, hazard insurance, mine subsidence insurance, or any fee for cancellation; (3) Appraisal fees and charges paid in advance to mortgage lender(s).

Buyer Initials: SP/7

Seller Initials: [Signature]

insurer providing insurance required by the mortgage lender(s), requires repairs to the Property, Buyer will, upon receiving the requirements, deliver a copy of the requirements to Seller. Within 5 DAYS of receiving the copy of the requirements, Seller will notify Buyer whether Seller will make the required repairs at Seller's expense.

1. If Seller makes the required repairs to the satisfaction of the mortgage lender and/or insurer, Buyer accepts the Property and agrees to the RELEASE in Paragraph 24 of this Agreement.
2. If Seller will not make the required repairs, or if Seller fails to respond within the stated time, Buyer will, within 5 DAYS, notify Seller of Buyer's choice to:
 - a. Make the repairs/improvements at Buyer's expense, with permission and access to the Property given by Seller, which will not be unreasonably withheld, OR
 - b. Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 23 of this Agreement.

If Buyer fails to respond within the time stated in Paragraph 8(F)(2) or fails to terminate this Agreement by written notice to Seller within that time, Buyer will accept the Property and agree to the RELEASE in Paragraph 25 of this Agreement.

FHA/VA, IF APPLICABLE

(G) It is expressly agreed that notwithstanding any other provisions of this contract, Buyer will not be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless Buyer has been given, in accordance with HUD/FHA or VA requirements, a written statement by the Federal Housing Commissioner, Veterans Administration, or a Direct Endorsement Lender setting forth the appraised value of the Property of not less than \$_____ (the Purchase Price as stated in this Agreement). Buyer will have the privilege and option of proceeding with consummation of the contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value nor the condition of the Property. Buyer should satisfy himself/herself that the price and condition of the Property are acceptable.

Warning: Section 1010 of Title 18, U.S.C., Department of Housing and Urban Development and Federal Housing Administration Transactions, provides, "Whoever for the purpose of . . . influencing in any way the action of such Department, makes, passes, utters or publishes any statement, knowing the same to be false shall be fined under this title or imprisoned not more than two years, or both."

(H) U.S. Department of Housing and Urban Development (HUD) NOTICE TO PURCHASERS: Buyer's Acknowledgement
 Buyer has received the HUD Notice "For Your Protection: Get a Home Inspection." Buyer understands the importance of getting an independent home inspection and has thought about this before signing this Agreement. Buyer understands that FHA will not perform a home inspection nor guarantee the price or condition of the Property.

(I) Certification We the undersigned, Seller(s) and Buyer(s) party to this transaction each certify that the terms of this contract for purchase are true to the best of our knowledge and belief, and that any other agreement entered into by any of these parties in connection with this transaction is attached to this Agreement.

9. CHANGE IN BUYER'S FINANCIAL STATUS (7-11)

In the event of a change in Buyer's financial status affecting Buyer's ability to purchase, Buyer shall promptly notify Seller and lender(s) to whom the Buyer submitted mortgage application, if any. A change in financial status includes, but is not limited to, loss or a change in employment; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against Buyer. Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to purchase.

10. SELLER REPRESENTATIONS (1-10)

(A) Radon Testing and Remediation (See Notice Regarding Radon)

Seller has no knowledge about the presence or absence of radon unless checked below:

1. Seller has knowledge that the Property was tested on the dates and by the methods (e.g. charcoal canister, alpha track, etc.), which produced the results indicated below:

Date	Type of Test	Results (picoCuries/liter or working levels)	Name of Testing Service

2. Seller has knowledge that the Property had radon removal system(s) installed as indicated below:

Date Installed	Type of System	Provider

Copies of all available test reports will be delivered to Buyer with this Agreement. Seller does not warrant the methods or the results of radon tests. *Buyer has received Certified Measurement Report and is satisfied*

(B) Status of Water

Seller represents that the Property is served by:

Public Water Community Water On-site Water None

(C) Status of Sewer

Seller represents that the Property is served by:

Public Sewer Community Sewage Disposal System Ten-Acre Permit Exemption (see Sewage Notice 2)

Individual On-lot Sewage Disposal System (see Sewage Notice 1) Holding Tank (see Sewage Notice 3)

Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 4, if applicable)

None (see Sewage Notice 1) None Available/Permit Limitations in Effect (see Sewage Notice 5)

Buyer Initials: *SPG*

Seller Initials: *SPG, DP*

Seller is not aware of historic preservation restrictions regarding the Property unless otherwise stated here: _____

(E) Property, or a portion of it, is preferentially assessed for tax purposes under the following Act(s) (see Notices Regarding Land Use Restrictions):

- Farmland and Forest Land Assessment Act (Clean and Green Program; Act 319 of 1974; 72 P.S. § 5490.1 et seq.)
- Open Space Act (Act 442 of 1967; 32 P.S. § 5001 et seq.)
- Agricultural Area Security Law (Act 43 of 1981; 3 P.S. §901 et seq.)
- Other _____

(F) Seller represents that, as of the date Seller signed this Agreement, no public improvement, condominium or homeowner association assessments have been made against the Property which remain unpaid, and that no notice by any government or public authority has been served upon Seller or anyone on Seller's behalf, including notices relating to violations of zoning, housing, building, safety or fire ordinances that remain uncorrected, and that Seller knows of no condition that would constitute a violation of any such ordinances that remain uncorrected, unless otherwise specified here: _____

(G) Seller knows of no other potential notices (including violations) and/or assessments except as follows: _____

(H) Access to a public road may require issuance of a highway occupancy permit from the Department of Transportation.

11. WAIVER OF CONTINGENCIES (9-05)

If this Agreement is contingent on Buyer's right to inspect and/or repair the Property, or to verify insurability, environmental conditions, boundaries, certifications, zoning classification or use, or any other information regarding the Property, Buyer's failure to exercise any of Buyer's options within the times set forth in this Agreement is a WAIVER of that contingency and Buyer accepts the Property and agrees to the RELEASE in Paragraph 25 of this Agreement.

12. INSPECTIONS (1-10) (See Notices Regarding Property and Environmental Inspections)

(A) Rights and Responsibilities

1. Seller will provide access to insurers' representatives and, as may be required by this Agreement or by mortgage lender(s), to surveyors, municipal officials, appraisers and inspectors. All parties and their real estate licensee(s) may attend any inspections.
2. Buyer may make a pre-settlement walk-through inspection of the Property. Buyer's right to this inspection is not waived by any other provision of this Agreement.
3. Seller will have heating and all utilities (including fuel(s)) on for all inspections/appraisals.
4. All inspectors, including home inspectors, are authorized by Buyer to provide a copy of any inspection Report to Broker for Buyer.
5. Seller has the right, upon request, to receive a free copy of any inspection Report from the party for whom it was prepared.

(B) Buyer waives or elects at Buyer's expense to have the following Inspections, certifications, and investigations (referred to as "Inspection" or "Inspections") performed by professional contractors, home inspectors, engineers, architects and other properly licensed or otherwise qualified professionals. If the same inspector is inspecting more than one system, the inspector must comply with the Home Inspection Law. (See Notice Regarding the Home Inspection Law)

(C) For elected Inspection(s), Buyer will, within the Contingency Period(s) stated in Paragraph 13(A), complete Inspections, obtain any Inspection Reports or results (referred to as "Report" or "Reports"), and accept the Property, terminate this Agreement, or submit a Written Corrective Proposal(s) to Seller, according to the terms of Paragraph 13(B).

Home/Property Inspections and Environmental Hazards (mold, etc.)

Elected Buyer may conduct an inspection of the Property's structural components; roof; exterior windows and exterior doors; exterior siding, Exterior Insulation and Finish Systems, fascia, gutters and downspouts; swimming pools, hot tubs and spas; appliances; electrical systems; interior and exterior plumbing; public sewer systems; heating and cooling systems; water penetration; electromagnetic fields; wetlands and flood plain delineation; structure square footage; mold and other environmental hazards (e.g., fungi, indoor air quality, asbestos, underground storage tanks, etc.); and any other items Buyer may select. If Buyer elects to have a home inspection of the Property, as defined in the Home Inspection Law, the home inspection must be performed by a full member in good standing of a national home inspection association, or a person supervised by a full member of a national home inspection association, in accordance with the ethical standards and code of conduct or practice of that association, or by a properly licensed or registered engineer or architect. (See Notice Regarding the Home Inspection Law)

Waived _____

Wood Infestation

Elected Buyer may obtain a written "Wood-Destroying Insect Infestation Inspection Report" from an inspector certified as a wood-destroying pests pesticide applicator and will deliver it and all supporting documents and drawings provided by the inspector to Seller. The Report is to be made satisfactory to and in compliance with applicable laws, mortgage lender requirements, and/or Federal Insuring and Guaranteeing Agency requirements. The Inspection is to be limited to all readily-visible and accessible areas of all structures on the Property, except fences. If the Inspection reveals active infestation(s), Buyer, at Buyer's Expense, may obtain a Proposal from a wood-destroying pests pesticide applicator to treat the Property. If the Inspection reveals damage from active or previous infestation(s), Buyer may obtain a written Report from a professional contractor, home inspector or structural engineer that is limited to structural damage to the Property caused by wood-destroying organisms and a Proposal to repair the Property.

Waived _____

Water Service

Elected Buyer may obtain an Inspection of the quality and quantity of the water system from a properly licensed or otherwise qualified water/well testing company. If and as required by the inspection company, Seller, at Seller's expense, will locate and provide access to the on-site (or individual) water system. Seller will restore the Property to its previous condition, at Seller's expense, prior to settlement.

Waived _____

263 Buyer Initials: SRLG

Seller Initials: YMF, DP

265 **Elected** Buyer may obtain a radon test of the Property from a certified inspector. The U.S. Environmental Protection Agency (EPA) advises corrective action if the average annual exposure to radon is equal to or higher than 0.02 working levels or 4 picoCuries/liter (4pCi/L). **Waived**

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268 **On-lot Sewage (If Applicable)**

269 **Elected** Buyer may obtain an inspection of the individual on-lot sewage disposal system from a qualified, professional inspector. If and as required by the inspection company, Seller, at Seller's expense, will locate, provide access to, and empty the individual on-lot sewage disposal system. Seller will restore the Property to its previous condition, at Seller's expense, prior to settlement. See paragraph 13(C) for more information regarding the Individual On-lot Sewage Inspection Contingency. **Waived**

270 SRG

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274 **Property Insurance**

275 **Elected** Buyer may determine the insurability of the Property by making application for property and casualty insurance for the Property to a responsible insurer. Broker for Buyer, if any, otherwise Broker for Seller, may communicate with the insurer to assist in the insurance process. If the Property is located in a flood plain, Buyer may be required to carry flood insurance at Buyer's expense, which may need to be ordered 14 days or more prior to Settlement Date. **Waived**

276 SRG

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279 **Property Boundaries**

280 **Elected** Buyer may engage the services of a surveyor, title abstractor, or other qualified professional to assess the legal description, certainty and location of boundaries and/or quantum of land. Most Sellers have not had the Property surveyed as it is not a requirement of property transfer in Pennsylvania. Any fences, hedges, walls and other natural or constructed barriers may or may not represent the true boundary lines of the Property. Any numerical representations of size of property are approximations only and may be inaccurate. **Waived**

281 SRG

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285 **Deeds, Restrictions and Zoning**

286 **Elected** Buyer may investigate easements, deed and use restrictions (including any historic preservation restrictions or ordinances) that apply to the Property and review local zoning ordinances. Buyer may verify that the present use of the Property (such as in-law quarters, apartments, home office, day care) is permitted and may elect to make the Agreement contingent upon an anticipated use. Present use: **Waived**

287 SRG

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290 **Lead-Based Paint Hazards (For Properties prior to 1978 only)**

291 **Elected** Before Buyer is obligated to purchase a residential dwelling built prior to 1978, Buyer has the option to conduct a risk assessment and/or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards unless Buyer waives that right. Regardless of whether this inspection is elected or waived, the Residential Lead-Based Paint Hazard Reduction Act requires a Seller of property built prior to 1978 to provide the Buyer with an EPA-approved lead hazards information pamphlet titled Protect Your Family from Lead in Your Home, along with a separate form, attached to this Agreement, disclosing Seller's knowledge of lead-based paint hazards and any lead-based paint records regarding the Property. (See Notices Regarding Residential Lead-Based Paint Hazard Reduction Act) **Waived**

292 SRG

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299 **Other**

300 **Elected** _____ **Waived**

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303 The inspections elected above do not apply to the following existing conditions and/or items: _____

306 **13. INSPECTION CONTINGENCY (1-10)**

307 (A) The Contingency Period is 10 days (10 if not specified) from the Execution Date of this Agreement for each inspection elected in Paragraph 12(C), except the following:

Inspection(s)	Contingency Period	days
_____	_____	days
_____	_____	days
_____	_____	days

314 (B) Except as stated in Paragraph 13(C), if the result of any inspection elected in Paragraph 12(C) is unsatisfactory to Buyer, Buyer will, within the stated Contingency Period:

- 315 1. Accept the Property with the information stated in the Report(s) and agree to the RELEASE in Paragraph 25 of this Agreement, OR
- 316 2. Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 23 of this Agreement, OR
- 317 3. Present the Report(s) to Seller with a Written Corrective Proposal ("Proposal") listing corrections and/or credits desired by Buyer. The Proposal may, but is not required to, include the name(s) of a properly licensed or qualified professional(s) to perform the corrections requested in the Proposal, provisions for payment, including retests, and a projected date for completion of the corrections. Buyer agrees that Seller will not be held liable for corrections that do not comply with mortgage lender or governmental requirements if performed in a workmanlike manner according to the terms of Buyer's Proposal.
- 318 a. No later than 5 days (5 if not specified) from the end of the Contingency Period(s), Seller will inform Buyer in writing that Seller will:
 - 319 (1) Satisfy all the terms of Buyer's Proposal(s), OR
 - 320 (2) Not satisfy all the terms of Buyer's Proposal(s)
- 321 b. If Seller agrees to satisfy the terms of Buyer's Proposal, Buyer accepts the Property and agrees to the RELEASE in Paragraph 23 of this Agreement.
- 322 c. Within 2 days (2 if not specified) of the receipt of written notification that Seller will not satisfy all terms of Buyer's

- (1) Accept the Property with the information stated in the Report(s) and agree to the RELEASE in Paragraph 25 of this Agreement, OR
- (2) Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 23 of this Agreement, OR
- (3) Enter into a mutually acceptable written agreement with Seller, providing for any repairs or improvements to the Property and/or any credit to Buyer at settlement, as acceptable to the mortgage lender, if any.

If Buyer fails to respond within the time stated in Paragraph 13(B)(3)(c) or fails to terminate this Agreement by written notice to Seller within that time, Buyer will accept the Property and agree to the RELEASE in Paragraph 25 of this Agreement.

(C) If a Report reveals the need to expand or replace the existing individual on-lot sewage disposal system, Seller may, within _____ days (25 if not specified) of receiving the Report, submit a Proposal to Buyer. The Proposal will include, but not be limited to, the name of the company to perform the expansion or replacement; provisions for payment, including retorts; and a projected completion date for corrective measures. Within 5 DAYS of receiving Seller's Proposal, or if no Proposal is provided within the stated time, Buyer will notify Seller in writing of Buyer's choice to:

- 1. Agree to the terms of the Proposal, accept the Property and agree to the RELEASE in Paragraph 25 of this Agreement, OR
- 2. Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 23 of this Agreement, OR
- 3. Accept the Property and the existing system and agree to the RELEASE in Paragraph 25 of this Agreement. If required by any mortgage lender and/or any governmental authority, Buyer will correct the defects before settlement or within the time required by the mortgage lender and/or governmental authority, at Buyer's sole expense, with permission and access to the Property given by Seller, which may not be unreasonably withheld. If Seller denies Buyer permission and/or access to correct the defects, Buyer may, within 5 DAYS of Seller's denial, terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 23 of this Agreement.

If Buyer fails to respond within the time stated in Paragraph 13(C) or fails to terminate this Agreement by written notice to Seller within that time, Buyer will accept the Property and agree to the RELEASE in Paragraph 25 of this Agreement.

14. NOTICES, ASSESSMENTS AND MUNICIPAL REQUIREMENTS (1-10)

(A) In the event any notices, including violations, and/or assessments are received after Seller has signed this Agreement and before settlement, Seller will within 5 DAYS of receiving the notices and/or assessments provide a copy of the notices and/or assessments to Buyer and will notify Buyer in writing that Seller will:

- 1. Fully comply with the notices and/or assessments, at Seller's expense, before settlement. If Seller fully complies with the notices and/or assessments, Buyer accepts the Property and agrees to the RELEASE in Paragraph 25 of this Agreement, OR
- 2. Not comply with the notices and/or assessments. If Seller chooses not to comply with the notices and/or assessments, or fails within the stated time to notify Buyer whether Seller will comply, Buyer will notify Seller in writing within 5 DAYS that Buyer will:
 - a. Comply with the notices and/or assessments at Buyer's expense, accept the Property, and agree to the RELEASE in Paragraph 25 of this Agreement, OR
 - b. Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 23 of this Agreement.

If Buyer fails to respond within the time stated in Paragraph 14(A)(2) or fails to terminate this Agreement by written notice to Seller within that time, Buyer will accept the Property and agree to the RELEASE in Paragraph 25 of this Agreement.

(B) If required by law, within 30 DAYS from the Execution Date of this Agreement, but in no case later than 15 DAYS prior to Settlement Date, Seller will order at Seller's expense a certification from the appropriate municipal department(s) disclosing notice of any uncorrected violations of zoning, housing, building, safety or fire ordinances and/or a certificate permitting occupancy of the Property. If Buyer receives a notice of any required repairs/improvements, Buyer will promptly deliver a copy of the notice to Seller.

- 1. Within 5 DAYS of receiving notice from the municipality that repairs/improvements are required, Seller will deliver a copy of the notice to Buyer and notify Buyer in writing that Seller will:
 - a. Make the required repairs/improvements to the satisfaction of the municipality. If Seller makes the required repairs/improvements, Buyer accepts the Property and agrees to the RELEASE in Paragraph 25 of this Agreement, OR
 - b. Not make the required repairs/improvements. If Seller chooses not to make the required repairs/improvements, Buyer will notify Seller in writing within 5 DAYS that Buyer will:
 - (1) Make the repairs/improvements at Buyer's expense, with permission and access to the Property given by Seller, which will not be unreasonably withheld, OR
 - (2) Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 23 of this Agreement.

If Buyer fails to respond within the time stated in Paragraph 14(B)(1)(b) or fails to terminate this Agreement by written notice to Seller within that time, Buyer will accept the Property and agree to the RELEASE in Paragraph 25 of this Agreement, and Buyer accepts the responsibility to perform the repairs/improvements according to the terms of the notice provided by the municipality.

- 2. If Seller denies Buyer permission to make the required repairs/improvements, or does not provide Buyer access before Settlement Date to make the required repairs/improvements, Buyer may, within 5 DAYS, terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 23 of this Agreement.
- 3. If repairs/improvements are required and Seller fails to provide a copy of the notice to Buyer as required in this Paragraph, Seller will perform all repairs/improvements as required by the notice at Seller's expense. Paragraph 14(B)(3) will survive settlement.

Buyer Initials: SRG

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Seller Initials: [Signature]

400 **CONDOMINIUM.** The Property is a unit of a condominium that is primarily run by a unit owners' association. Section 3407 of the
401 Uniform Condominium Act of Pennsylvania (see Notice Regarding Condominiums and Planned Communities) requires Seller to
402 furnish Buyer with a Certificate of Resale and copies of the condominium declaration (other than plats and plans), the bylaws and
403 the rules and regulations of the association.

404 **PLANNED COMMUNITY (HOMEOWNER ASSOCIATION).** The Property is part of a planned community as defined by the
405 Uniform Planned Community Act (see Notice Regarding Condominiums and Planned Communities). Section 5407(a) of the Act
406 requires Seller to furnish Buyer with a copy of the Declaration (other than plats and plans), the bylaws, the rules and regulations
407 of the association, and a Certificate containing the provisions set forth in section 5407(a) of the Act.

408 **THE FOLLOWING APPLIES TO PROPERTIES THAT ARE PART OF A CONDOMINIUM OR A PLANNED COMMUNITY.**

409 (A) Within 15 DAYS from the Execution Date of this Agreement, Seller, at Seller's expense, will request from the association a
410 Certificate of Resale and any other documents necessary to enable Seller to comply with the relevant Act. The Act provides that
411 the association is required to provide these documents within 10 days of Seller's request.

412 (B) Seller will promptly deliver to Buyer all documents received from the association. Under the Act, Seller is not liable to Buyer for
413 the failure of the association to provide the Certificate in a timely manner or for any incorrect information provided by the asso-
414 ciation in the Certificate.

415 (C) The Act provides that Buyer may declare this Agreement VOID at any time before Buyer receives the association documents and
416 for 5 days after receipt, OR until settlement, whichever occurs first. Buyer's notice to Seller must be in writing; upon Buyer
417 declaring this Agreement void, all deposit monies will be returned to Buyer according to the terms of Paragraph 23 of this
418 Agreement.

419 (D) If the association has the right to buy the Property (right of first refusal), and the association exercises that right, Seller will reim-
420 burse Buyer for any costs incurred by Buyer for any inspections or certifications obtained according to the terms of the Agreement,
421 and any costs incurred by Buyer for: (1) Title search, title insurance and/or mechanics' lien insurance, or any fee for cancellation;
422 (2) Flood insurance, fire insurance, hazard insurance, mine subsidence insurance, or any fee for cancellation; (3) Appraisal fees
423 and charges paid in advance to mortgage lender.

424 **16. TITLES, SURVEYS AND COSTS (1-10)**

425 (A) The Property will be conveyed with good and marketable title that is insurable by a reputable title insurance company at the reg-
426 ular rates, free and clear of all liens, encumbrances, and easements, excepting however the following: existing deed restrictions;
427 historic preservation restrictions or ordinances; building restrictions; ordinances; easements of roads; easements visible upon the
428 ground; easements of record; and privileges or rights of public service companies, if any.

429 (B) Buyer will pay for the following: (1) Title search, title insurance and/or mechanics' lien insurance, or any fee for cancellation;
430 (2) Flood insurance, fire insurance, hazard insurance, mine subsidence insurance, or any fee for cancellation; (3) Appraisal fees
431 and charges paid in advance to mortgage lender; (4) Buyer's customary settlement costs and accruals.

432 (C) Any survey or surveys required by the title insurance company or the abstracting company for preparing an adequate legal
433 description of the Property (or the correction thereof) will be obtained and paid for by Seller. Any survey or surveys desired by
434 Buyer or required by the mortgage lender will be obtained and paid for by Buyer.

435 (D) If Seller is unable to give good and marketable title that is insurable by a reputable title insurance company at the regular rates, as
436 specified in Paragraph 16(A), Buyer may terminate this Agreement by written notice to Seller, with all deposit monies returned to
437 Buyer according to the terms of Paragraph 23 of this Agreement. Upon termination, Seller will reimburse Buyer for any costs
438 incurred by Buyer for any inspections or certifications obtained according to the terms of this Agreement, and for those items spec-
439 ified in Paragraph 16(B) items (1), (2), (3) and in Paragraph 16(C).

440 (E) Seller is not aware of the status of oil, gas and mineral rights for Property unless otherwise stated below:

441 Seller does not own all subsurface rights to the property.

442 **Oil, Gas and Mineral Rights Addendum (PAR Form OGM) is attached.**

443 (F) **COAL NOTICE (Where Applicable)**

444 THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH
445 THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL
446 RIGHT TO REMOVE ALL SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE,
447 BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. (This notice is set forth in the manner provided in Section 1 of the Act of
448 July 17, 1957, P.L. 984.) "Buyer acknowledges that he may not be obtaining the right of protection against subsidence resulting
449 from coal mining operations, and that the property described herein may be protected from damage due to mine subsidence by a
450 private contract with the owners of the economic interests in the coal. This acknowledgement is made for the purpose of com-
451 plying with the provisions of Section 14 of the Bituminous Mine Subsidence and the Land Conservation Act of April 27, 1966."
452 Buyer agrees to sign the deed from Seller which deed will contain the aforesaid provision.

453 (G) The Property is not a "recreational cabin" as defined in the Pennsylvania Construction Code Act unless otherwise stated here (see
454 Notice Regarding Recreational Cabins):

455 **17. MAINTENANCE AND RISK OF LOSS (1-10)**

456 (A) Seller will maintain the Property, grounds, fixtures and personal property specifically listed in this Agreement in its present con-
457 dition, normal wear and tear excepted.

458 (B) If any system or appliance included in the sale of Property fails before settlement, Seller will:

459 1. Repair or replace the failed system or appliance before settlement, OR

460 2. Provide prompt written notice to Buyer of Seller's decision to:

461 a. Credit Buyer at settlement for the fair market value of the failed system or appliance, as acceptable to the mortgage lender,
462 if any, OR

463 b. Not repair or replace the failed system or appliance, and not credit Buyer at settlement for the fair market value of the
464 failed system or appliance.

465 Buyer Initials: SRG

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Seller Initials: W.P.P.

466 3. If Seller does not repair or replace the failed system or appliance or agree to credit Buyer for its fair market value, or if Seller
4 DocuSign Envelope ID: 8DB91710-877B-4EED-8F1E-A398C1DC2A30 notify Seller in writing within 5 DAYS or before Settlement Date,

468 whichever is earlier, that Buyer will:

- 469 a. Accept the Property and agree to the RELEASE in Paragraph 25 of this Agreement, OR
470 b. Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of
471 Paragraph 23 of this Agreement.

472 If Buyer fails to respond within the time stated in Paragraph 17(B)(3) or fails to terminate this Agreement by written
473 notice to Seller within that time, Buyer will accept the Property and agree to the RELEASE in Paragraph 25 of this
474 Agreement.

475 (C) Seller bears the risk of loss from fire or other casualties until settlement. If any property included in this sale is destroyed and not
476 replaced prior to settlement, Buyer will:

- 477 1. Accept the Property in its then current condition together with the proceeds of any insurance recovery obtainable by Seller, OR
478 2. Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of
479 Paragraph 23 of this Agreement.

480 **18. HOME WARRANTIES (1-10)**

481 At or before settlement, either party may purchase a home warranty for the Property from a third-party vendor. Buyer and Seller under-
482 stand that a home warranty for the Property does not alter any disclosure requirements of Seller, will not cover or warrant any pre-
483 existing defects of the Property, and will not alter, waive or extend any provisions of this Agreement regarding inspections or certifi-
484 cations that Buyer has elected or waived as part of this Agreement. Buyer and Seller understand that a broker who recommends a home
485 warranty may have a business relationship with the home warranty company that provides a financial benefit to the broker.

486 **19. RECORDING (9-05)**

487 This Agreement will not be recorded in the Office of the Recorder of Deeds or in any other office or place of public record. If Buyer
488 causes or permits this Agreement to be recorded, Seller may elect to treat such act as a default of this Agreement.

489 **20. ASSIGNMENT (1-10)**

490 This Agreement is binding upon the parties, their heirs, personal representatives, guardians and successors, and to the extent assigna-
491 ble, on the assigns of the parties hereto. Buyer will not transfer or assign this Agreement without the written consent of Seller unless
492 otherwise stated in this Agreement. Assignment of this Agreement may result in additional transfer taxes.

493 **21. GOVERNING LAW, VENUE AND PERSONAL JURISDICTION (9-05)**

494 (A) The validity and construction of this Agreement, and the rights and duties of the parties, will be governed in accordance with the
495 laws of the Commonwealth of Pennsylvania.

496 (B) The parties agree that any dispute, controversy or claim arising under or in connection with this Agreement or its performance by
497 either party submitted to a court shall be filed exclusively by and in the state or federal courts sitting in the Commonwealth of
498 Pennsylvania.

499 **22. REPRESENTATIONS (1-10)**

500 (A) All representations, claims, advertising, promotional activities, brochures or plans of any kind made by Seller, Brokers, their
501 licensees, employees, officers or partners are not a part of this Agreement unless expressly incorporated or stated in this
502 Agreement. This Agreement contains the whole agreement between Seller and Buyer, and there are no other terms, obligations,
503 covenants, representations, statements or conditions, oral or otherwise, of any kind whatsoever concerning this sale. This
504 Agreement will not be altered, amended, changed or modified except in writing executed by the parties.

505 (B) Unless otherwise stated in this Agreement, Buyer has inspected the Property (including fixtures and any personal prop-
506 erty specifically listed herein) before signing this Agreement or has waived the right to do so, and agrees to purchase the
507 Property IN ITS PRESENT CONDITION, subject to inspection contingencies elected in this Agreement. Buyer acknowl-
508 edges that Brokers, their licensees, employees, officers or partners have not made an independent examination or deter-
509 mination of the structural soundness of the Property, the age or condition of the components, environmental conditions,
510 the permitted uses, nor of conditions existing in the locale where the Property is situated; nor have they made a mechan-
511 ical inspection of any of the systems contained therein.

512 (C) Any repairs required by this Agreement will be completed in a workmanlike manner.

513 (D) Broker(s) have provided or may provide services to assist unrepresented parties in complying with this Agreement.

514 **23. DEFAULT, TERMINATION AND RETURN OF DEPOSITS (1-10)**

515 (A) Where Buyer terminates this Agreement pursuant to any right granted by this Agreement, Buyer will be entitled to a return of
516 all deposit monies paid on account of Purchase Price pursuant to the terms of Paragraph 23(B), and this Agreement will be
517 VOID. Termination of this Agreement may occur for other reasons giving rise to claims by Buyer and/or Seller for the deposit
518 monies.

519 (B) Regardless of the apparent entitlement to deposit monies, Pennsylvania law does not allow a Broker holding deposit monies to
520 determine who is entitled to the deposit monies when settlement does not occur. Broker can only release the deposit monies:

521 1. If this Agreement is terminated prior to settlement and there is no dispute over entitlement to the deposit monies. A written
522 agreement signed by both parties is evidence that there is no dispute regarding deposit monies.

523 2. If, after Broker has received deposit monies, Broker receives a written agreement that is signed by Buyer and Seller, direct-
524 ing Broker how to distribute some or all of the deposit monies.

525 3. According to the terms of a final order of court.

526 4. According to the terms of a prior written agreement between Buyer and Seller that directs the Broker how to distribute the
527 deposit monies if there is a dispute between the parties that is not resolved. (See Paragraph 23(C))

528 Buyer Initials: SRG

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Seller Initials: W.P.

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Buyer and Seller agree that if there is a dispute over the entitlement to deposit monies that is unresolved _____ days after _____ written extensions thereof, the Broker holding the deposit monies will, within 30 days of receipt of Buyer's written request, distribute the deposit monies to Buyer unless the Broker is in receipt of verifiable written notice that the dispute is the subject of litigation. If Broker has received verifiable written notice of litigation prior to the receipt of Buyer's request for distribution, Broker will continue to hold the deposit monies until receipt of a written distribution agreement between Buyer and Seller or a final court order. Buyer and Seller are advised to initiate litigation for any portion of the deposit monies prior to any distribution made by Broker pursuant to this paragraph. Buyer and Seller agree that the distribution of deposit monies based upon the passage of time does not legally determine entitlement to deposit monies, and that the parties maintain their legal rights to pursue litigation even after a distribution is made.

(D) Buyer and Seller agree that Broker who holds or distributes deposit monies pursuant to the terms of Paragraph 23 or Pennsylvania law will not be liable. Buyer and Seller agree that if any Broker or affiliated licensee is named in litigation regarding deposit monies, the attorneys' fees and costs of the Broker(s) and licensee(s) will be paid by the party naming them in litigation.

(E) Seller has the option of retaining all sums paid by Buyer, including the deposit monies, should Buyer:

1. Fail to make any additional payments as specified in Paragraph 2, OR
2. Furnish false or incomplete information to Seller, Broker(s), or any other party identified in this Agreement concerning Buyer's legal or financial status, OR
3. Violate or fail to fulfill and perform any other terms or conditions of this Agreement.

(F) Unless otherwise checked in Paragraph 23(G), Seller may elect to retain those sums paid by Buyer, including deposit monies:

1. On account of purchase price, OR
2. As monies to be applied to Seller's damages, OR
3. As liquidated damages for such default.

(G) SELLER IS LIMITED TO RETAINING SUMS PAID BY BUYER, INCLUDING DEPOSIT MONIES, AS LIQUIDATED DAMAGES.

(H) If Seller retains all sums paid by Buyer, including deposit monies, as liquidated damages pursuant to Paragraph 23(F) or (G), Buyer and Seller are released from further liability or obligation and this Agreement is VOID.

(I) Brokers and licensees are not responsible for unpaid deposits.

24. MEDIATION (1-10)

Buyer and Seller will submit all disputes or claims that arise from this Agreement, including disputes and claims over deposit monies, to mediation. Mediation will be conducted in accordance with the Rules and Procedures of the Home Sellers/Home Buyers Dispute Resolution System, unless it is not available, in which case Buyer and Seller will mediate according to the terms of the mediation system offered or endorsed by the local Association of REALTORS®. Mediation fees, contained in the mediator's fee schedule, will be divided equally among the parties and will be paid before the mediation conference. This mediation process must be concluded before any party to the dispute may initiate legal proceedings in any courtroom, with the exception of filing a summons if it is necessary to stop any statute of limitations from expiring. Any agreement reached through mediation and signed by the parties will be binding (see Notice Regarding Mediation). Any agreement to mediate disputes or claims arising from this Agreement will survive settlement.

25. RELEASE (9-05)

Buyer releases, quit claims and forever discharges SELLER, ALL BROKERS, their LICENSEES, EMPLOYEES and any OFFICER or PARTNER of any one of them and any other PERSON, FIRM or CORPORATION who may be liable by or through them, from any and all claims, losses or demands, including, but not limited to, personal injury and property damage and all of the consequences thereof, whether known or not, which may arise from the presence of termites or other wood-boring insects, radon, lead-based paint hazards, mold, fungi or indoor air quality, environmental hazards, any defects in the individual on-lot sewage disposal system or deficiencies in the on-site water service system, or any defects or conditions on the Property. Should Seller be in default under the terms of this Agreement or in violation of any Seller disclosure law or regulation, this release does not deprive Buyer of any right to pursue any remedies that may be available under law or equity. This release will survive settlement.

26. REAL ESTATE RECOVERY FUND (9-05)

A Real Estate Recovery Fund exists to reimburse any persons who have obtained a final civil judgment against a Pennsylvania real estate licensee (or a licensee's affiliates) owing to fraud, misrepresentation, or deceit in a real estate transaction and who have been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658 or (800) 822-2113 (within Pennsylvania) and (717) 783-4854 (outside Pennsylvania).

27. COMMUNICATIONS WITH BUYER AND/OR SELLER (1-10)

Wherever this Agreement contains a provision that requires or allows communication/delivery to a Buyer, that provision shall be satisfied by communication/delivery to the Broker for Buyer, if any, except for documents required to be delivered pursuant to Paragraph 15. If there is no Broker for Buyer, those provisions may be satisfied only by communication/delivery being made directly to the Buyer, unless otherwise agreed to by the parties. Wherever this Agreement contains a provision that requires or allows communication/delivery to a Seller, that provision shall be satisfied by communication/delivery to the Broker for Seller, if any. If there is no Broker for Seller, those provisions may be satisfied only by communication/delivery being made directly to the Seller, unless otherwise agreed to by the parties.

28. SPECIAL CLAUSES (1-10)

(A) The following are part of this Agreement if checked:

- Sale & Settlement of Other Property Contingency Addendum (PAR Form SSP)
- Sale & Settlement of Other Property Contingency with Right to Continue Marketing Addendum (PAR Form SSP-CM)
- Settlement of Other Property Contingency Addendum (PAR Form SOP)
- Short Sale Addendum to Agreement of Sale (PAR Form SHS)
- Appraisal Contingency Addendum (PAR Form ACA)
- ADDENDUM TO AGREEMENT OF SALE
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Buyer Initials: SRG

Seller Initials: [Signature]

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615 Buyer and Seller acknowledge receipt of a copy of this Agreement at the time of signing.

616 This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and which coun-
617 terparts together shall constitute one and the same Agreement of the Parties.

618 NOTICE TO PARTIES: WHEN SIGNED, THIS AGREEMENT IS A BINDING CONTRACT. Parties to this transaction are
619 advised to consult a Pennsylvania real estate attorney before signing if they desire legal advice.

620 Return of this Agreement, and any addenda and amendments, including return by electronic transmission, bearing the signatures
621 of all parties, constitutes acceptance by the parties.

622 SRG Buyer has received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code
623 §35.336.

624 SRG Buyer has received a statement of Buyer's estimated closing costs before signing this Agreement.

625 SRG Buyer has read and understands the notices and explanatory information in this Agreement.

626 SRG Buyer has received a Seller's Property Disclosure Statement before signing this Agreement, if required by law
627 (see Information Regarding the Real Estate Seller Disclosure Law).

628 SRG Buyer has received the Deposit Money Notice (for cooperative sales when Broker for Seller is holding deposit
629 money) before signing this Agreement.

630 SRG Buyer has received the Lead-Based Paint Hazards Disclosure, which is attached to this Agreement of Sale, and
631 the pamphlet Protect Your Family from Lead in Your Home (for properties built prior to 1978)

632 BUYER Jessan R Golec DEC DATE 12-4-2015

633 BUYER _____ DATE _____

634 BUYER _____ DATE _____

635 Seller has received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code § 35.336.

636 Seller has received a statement of Seller's estimated closing costs before signing this Agreement.

637 Seller has read and understands the notices and explanatory information in this Agreement.

638 SELLER Walter R. Pahr DATE 12/4/2015

639 SELLER Alena Prober DATE 12/4/2015

640 SELLER _____ DATE _____

APPRAISAL CONTINGENCY ADDENDUM TO AGREEMENT OF SALE

ACA

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY** 2934 TOWNSHIP LINE ROAD, WORCESTER, PA, 19403
 2 **SELLER** Todd PARKER & DENISE PARKER
 3 **BUYER** DEVELOPMENTAL ENTERPRISES CORP.

4 1. The Agreement of Sale is contingent upon the Property being appraised (in a manner that is acceptable to underwriter if Buyer is obtaining
 5 financing) and at a value that is equal to or higher than:
 6 \$ _____
 7 The Purchase Price

8 2. Contingency Period: 30 days (30 if not specified) from the Execution Date of the Agreement.
 9 Within the Contingency Period, Buyer may obtain an appraisal of the Property from a Pennsylvania certified appraiser. If Buyer is obtaining
 10 financing, the appraisal shall be performed by a Pennsylvania certified appraiser selected by the lender to whom Buyer has made application
 11 for financing. If Buyer is not obtaining financing, the appraisal shall be performed by a Pennsylvania certified appraiser selected by Buyer.
 12 (A) If the terms of Paragraph 1 are satisfied, or if the appraisal is not completed within the Contingency Period, Buyer accepts the Property
 13 and agrees to the terms of the RRELEASE paragraph of the Agreement of Sale.
 14 (B) If the terms of Paragraph 1 are not satisfied, Buyer will deliver a copy of the appraisal report to Seller, and Buyer will, within the
 15 Contingency Period:
 16 1. Terminate the Agreement of Sale by written notice to Seller, with all deposit monies returned to Buyer according to the terms of
 17 the Agreement of Sale, OR
 18 2. Enter into a mutually acceptable written agreement with Seller.

19 3. If Buyer does not terminate the Agreement of Sale or enter into a mutually acceptable written agreement with Seller within this Contingency
 20 Period, Buyer waives this contingency.

21 All other terms and conditions of the Agreement of Sale remain unchanged and in full force and effect.

22 BUYER [Signature] DATE 12-4-2015
 23 BUYER _____ DATE _____
 24 BUYER _____ DATE _____
 25 SELLER [Signature] DATE 12/4/2015
 26 SELLER [Signature] DATE 12/4/2015
 27 SELLER _____ DATE _____



Pennsylvania Association of Realtors®

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Thomas J Porrecca R. E. Inc, 536 N. Trooper Rd. Ste. 3A Norristown, PA 19403
Phone: (610)539-2324 Fax: (610)539-2313 Thomas Porrecca

paciello

RE: PROPERTY 2934 TOWNSHIP LINE RD. WORCESTER, PA 19403
BUYER: DEVELOPMENTAL ENTERPRISES CORP.
SELLER: TODD PARKER & DENISE PARKER

It is expressly understood and agreed by the parties hereto that: DANIEL C PACIELLO (RB 029 429-A) is the
exclusive Agent for Buyer and has no fiduciary obligations to any other party in the above-referenced transaction:

AND

BHHS KEYSTONE PROPERTIES is the
exclusive Agent for Seller and has no fiduciary obligations to any other party in the above-referenced transaction.

On behalf of the Buyer, as an Agent's Fee for services rendered in the acquisition of real property, Seller will pay to Agent for Buyer a
cash fee of 2.5% of Gross Sale Price at time of settlement.

WITNESS _____	BUYER <u>Susan R Jolee</u>	(S) DATE <u>12-4-2015</u>
WITNESS _____	BUYER _____	(S) DATE _____
WITNESS _____	BUYER _____	(S) DATE _____
WITNESS _____	SELLER <u>Todd Parker</u>	(S) DATE <u>12/4/2015</u>
WITNESS _____	SELLER <u>Denise Parker</u>	(S) DATE <u>12/4/2015</u>
WITNESS _____	SELLER _____	(S) DATE _____

DEPOSIT MONEY: NOTICE TO BUYER (Prior to Delivery to Listing Broker)

DATE: ~~Oct 21, 2015~~ Nov 30, 2015 REC 4
2015 ~~19 2005~~
RE: PROPERTY 2934 TOWNSHIP LINE RD. WORCESTER, PA 19403

- The Selling Broker is DANIEL C PACIELLO (RB 029-429 A), who as ^{Agent for the Buyer} ~~Subagent for the Seller~~,
will accept your sales deposit for transfer to the Listing Broker, BHHS KEYSTONE PROPERTIES
who is Agent for the Seller.
- The Agent for the Seller is a Pennsylvania licensed real estate broker who is required to hold your sales deposit in escrow.
- If your deposit is in the form of a check, it is to be made payable to the Agent for the Seller.

WITNESS _____ BUYER Susan R Jolee
BUYER _____

RE PROPERTY: 2934 TOWNSHIP LINE Rd WORCESTER PA. 19403
SELLERS: JOE PARKER AND DENISE PARKER
BUYERS: DEVELOPMENTAL ENTERPRISES CORP
DATE OF AGREEMENT _____, SETTLEMENT DATE JANUARY 2016, SALE PRICE \$ 325,000

It is agreed and understood between the Buyers and Sellers
a. The Sellers at their expense are to provide a certification
for the On Site Septic System from a Certified Septic
System Company on or before the date of Settlement.

All other terms and conditions of the said agreement shall remain unchanged and in full force and effect.

WITNESS _____
WITNESS _____
WITNESS _____
WITNESS _____
AGENT _____

BUYER Stephen R. Jelic for DET (S)
BUYER _____ (S)
DATE 12-4-2015
SELLER Joe Parker (S)
SELLER Denise Parker (S)
DATE 12/4/2015

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978.

1 PROPERTY 2934 TOWNSHIP LYNE RD - WORCESTER

2 SELLER TOBY PARKER & DENISE PARKER

3 **LEAD WARNING STATEMENT**

4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that

5 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poi-

6 soning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced

7 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women.

8 The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint

9 hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint haz-

10 ards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

11 **SELLER'S DISCLOSURE**

12 Yes Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.

13 No Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide

14 the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and

15 other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

16 **SELLER'S RECORDS/REPORTS**

17 No Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property

18 Yes Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in

19 or about the Property. (List documents):

20

21 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

22 WITNESS _____ SELLER [Signature] DATE 12/4/2015

23 WITNESS _____ SELLER [Signature] DATE 12/4/2015

24 WITNESS _____ SELLER _____ DATE _____

25 **AGENT ACKNOWLEDGEMENT AND CERTIFICATION**

26 Yes Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint

27 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

28 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.

29 Seller Agent and Buyer Agent must both sign this form.

30 BROKER FOR SELLER (Company Name) BHHS Keystone Properties DATE 12/4/2015

31 LICENSEE [Signature]

32 BROKER FOR BUYER (Company Name) _____ DATE _____

33 LICENSEE _____

34 BUYER Susan Golec

35 DATE OF AGREEMENT 12/4/2015

36 **BUYER'S ACKNOWLEDGMENT**

37 _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.

38 _____ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records

39 and reports regarding lead-based paint and/or lead-based paint hazards identified above.

40 Buyer certifies that to the best of Buyer's knowledge the above statements are true and accurate.

41 WITNESS _____ BUYER [Signature] DATE 12/7/2015

42 WITNESS _____ BUYER _____ DATE _____

43 WITNESS _____ BUYER _____ DATE _____



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RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

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THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1 PROPERTY 2934 TOWNSHIP LYNE RD - WOBBERSTER

2 SELLER TODD PARKER & DENISE PARKER

3 **LEAD WARNING STATEMENT**

4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that

5 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poi-

6 soning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced

7 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women.

8 The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint

9 hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint haz-

10 ards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

11 **SELLER'S DISCLOSURE**

12 TP Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.

13 TP Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide

14 the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and

15 other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

16 **SELLER'S RECORDS/REPORTS**

17 TP Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property

18 TP Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in

19 or about the Property. (List documents):

20

21 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

22 WITNESS SELLER [Signature] DATE 12/4/2015

23 WITNESS SELLER [Signature] DATE 12/4/2015

24 WITNESS SELLER DATE

25 **AGENT ACKNOWLEDGEMENT AND CERTIFICATION**

26 TP Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint

27 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

28 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.

29 Seller Agent and Buyer Agent must both sign this form.

30 BROKER FOR SELLER (Company Name): BHHS Keystone Properties DATE 12/4/2015

31 LICENSEE [Signature]

32 BROKER FOR BUYER (Company Name): DANIEL C PACIELLO REAL ESTATE DATE

33 LICENSEE RB-029429-A

34 BUYER Susan Golec

35 DATE OF AGREEMENT 12/4/2015

36 **BUYER'S ACKNOWLEDGMENT**

37 SG Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.

38 SG Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records

39 and reports regarding lead-based paint and/or lead-based paint hazards identified above.

40 Buyer certifies that to the best of Buyer's knowledge the above statements are true and accurate.

41 WITNESS BUYER [Signature] DATE 12/7/2015

42 WITNESS BUYER DATE

43 WITNESS BUYER DATE

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ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE

RE PROPERTY: 2934 TOWNSHIP LINE Rd, WORCESTER, PA 19403

SELLERS: TODD PARKER AND DENISE PARKER

BUYERS: DEVELOPMENTAL ENTERPRISES CORP.

DATE OF AGREEMENT _____, SETTLEMENT DATE JAN. 28 2016, SALE PRICE \$ 925,000

The Buyer is satisfied with the Home Inspection and Appraisal to the property.

Two Line Item

All other terms and conditions of the said agreement shall remain unchanged and in full force and effect.

WITNESS _____
WITNESS _____
WITNESS _____
WITNESS _____
AGENT _____

BUYER _____ (S)
BUYER _____ (S)
DATE _____
SELLER Todd Parker (S)
SELLER Denise Parker (S)
DATE _____
DE7888/1085848

COPIES: White: Seller, Yellow: Agent, Pink: Buyer, Blue: _____, Gold: _____, Green: _____