

## **RESIDENTIAL DISCLOSURE STATEMENT**

LOT # \_\_\_\_\_

BUYER'S NAME \_\_\_\_\_

### **THIS DOCUMENT IS FOR YOUR PROTECTION** **READ IT CAREFULLY BEFORE SIGNING**

Township Ordinance No. 278 requires that the seller of any new residential property provide the purchaser with certain specific information regarding the property to be sold prior to the signing of any agreement of sale. This information is intended to benefit the buyer by clearly defining the nature of the property, inclusive of any restrictions or conditions that may affect its desirability, suitability and/or current or future value.

The checklist below is required by Franconia Township to make certain that you have been shown the information required by this article. It is your obligation to evaluate the information and to consider its implications relative to your situation. The importance of understanding the material presented to you cannot be overstressed.

If you have any questions, you are advised that the seller or the seller's agent may not be qualified to render explanations or interpretations of the information required to be disclosed. You are advised to seek the assistance of an unbiased professional prior to signing the agreement of sale.

The seller must make available the current information required by this document, in effect as of the date of the subdivision or land development approval, and to thereafter update the required disclosures so that at the time the information is made available, the information is current.

## RESIDENTIAL DISCLOSURE STATEMENT

Please initial next to each of the following to verify that information about each of the following was presented and explained with regard to your property:

- \_\_\_\_\_ (1) Public or private common areas, such as park lands, streets, stub streets, open space, walking paths, etc., and the access to these areas.
- \_\_\_\_\_ (2) All lot lines within the development. The property being considered is \_\_\_\_\_ square feet (\_\_\_\_\_ acres) in size.
- \_\_\_\_\_ (3) Membership in a common ownership regime, such as a homeowners' or condominium association, if applicable. A copy of the declaration and/or bylaws have been provided.
- \_\_\_\_\_ (4) Current zoning of the lot. All uses presently permitted within the development by the Zoning Ordinance, including accessory uses, and all deed restrictions and other restrictions which affect the development of the lot. The location of all easements of record through the development, describing the uses, and the owners of the easements, such as but not limited to sanitary sewer, stormwater, domestic water, gas, electric, telephone, cable or any other utility. The buyer is aware that the existing zoning regulations are subject to change.
- \_\_\_\_\_ (5) All current dimensional requirements for the primary use on each lot, such as setback requirements, building coverage and height limitations
- \_\_\_\_\_ (6) All current dimensional requirements for all accessory uses (decks, pools, sheds, etc.), such as setback requirements, building coverage and height limitations.

\_\_\_\_\_ (7) The location of all areas which are classified as wetlands, floodplains or other resource conservation areas by current law. The use and development of these areas may be severely restricted. The BUYER understands substantial penalties exist for violations of these restrictions. The property being considered has \_\_\_\_\_ square feet of resource protected areas which equal \_\_\_\_\_% of the total lot.

\_\_\_\_\_ Square feet of wetlands equals \_\_\_\_\_% of the total lot.

\_\_\_\_\_ Square feet of floodplain equals \_\_\_\_\_% of the total lot.

\_\_\_\_\_ Square feet of steep slopes equals \_\_\_\_\_% of the total lot.

\_\_\_\_\_ (8) The location of all stormwater management facilities, including detention/retention basins, stormwater management easements, defined swales and the ownership and maintenance responsibilities for each.

\_\_\_\_\_ (9) The date of the Zoning Ordinance and Subdivision and Land Development Ordinance the particular plan is being developed under shall be provided to the buyer. If the plan is being developed by stipulation, a copy, including all amendments, shall be provided.

\_\_\_\_\_ (10) The buyer is aware of the existence and location of any on-lot wells and septic systems and the maintenance requirements of these particular systems. The buyer has been informed of any potential mandatory connection to public water or sewer systems. Tapping/connecting fees and/or easements may apply. The buyer is aware that auxiliary water pressure pumps and/or sewage grinder pumps may be necessary to provide adequate water and sewer to the dwelling.

\_\_\_\_\_ (11) The zoning classification of the development and the property which abuts the development and a description of permitted uses.

\_\_\_\_\_ (12) The buyer has seen and reviewed any known environmental surveys, studies or reports done on the property of the record plan.

\_\_\_\_\_ (13) The buyer is aware of any natural gas or petroleum transmission line that is located within 100 yards of the property. The buyer has been given, in writing, the location and owner of record of the line and has been made aware that the right-of-way of said line may be used to expand, enlarge or modify the lines.

\_\_\_\_\_ (14) The Buyer is aware of the "Restrictive Covenants" that are placed on each lot as a requirement of Franconia Township.

I/We the undersigned, acknowledge that I/We have received a full size copy of the record plan, and a text narrative, if applicable, detailing the scope of the subdivision and/or land development plan of which the considered property is a part, as well as a separate lot plan of my/our property and understand and agree to the constraints imposed therein with regard to my/our property. I/We also understand that signing this disclosure statement does not release me/us from meeting requirements imposed by Franconia Township.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Owner of Authorized Agent

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date