

CONDITIONS OF SALE

The Conditions of the present public sale are as follows:

1. The property to be sold is known as 2485 Robert Fulton Highway, Peach Bottom PA 17563, Fulton Township, Lancaster County, Pennsylvania, as more fully described in Exhibit "A" ("Property").

2. The highest bidder shall be the Purchaser¹ upon the Property being struck off to him; and he shall immediately thereafter sign the Purchaser's Agreement attached to these Conditions of Sale and pay down 10% of the purchase money to the Seller¹ - as security for performance of this Agreement. If any dispute arises among bidders, the Property shall immediately be put up for renewal of bidding. Offsite Bidding: Seller shall accept bids from prospective bidders via the telephone and online on the following terms and conditions:

(a) Online bidders must register on HiBid.com in advance of the auction, and be approved to bid by Hess Auction Group.

(b) Successful bidder (telephone or online) must contact Jeffrey C. Goss within 24 hours after conclusion of the auction to arrange a time to drop off deposit check and fully executed Conditions of Sale and Seller's Disclosure.

(c) Failure to contact Jeffrey C. Goss within 24 hours OR appear at the duly arranged time to submit deposit check and fully-executed documents may, at the election of the seller, render this contract null and void and seller shall be authorized to enter into a contract with any third party.

(d) Prospective bidder accepts all terms herein.

3. The balance of PURCHASE MONEY shall be paid at

¹ Both Seller/s and Purchaser/s, whether one or more, are designated throughout these Conditions of Sale in singular masculine form.

SETTLEMENT to be held at the office of BCGL LLC, 480 New Holland Avenue, Suite 6205, Lancaster, Pennsylvania 17602, on or before August 7, 2026, ("Closing") (unless some other time or place shall hereafter be agreed upon by the Seller and Purchaser), upon which payment the Seller shall convey to the Purchaser, by Deed prepared at the Purchaser's expense, good and marketable title to the Property, free and clear of all liens and encumbrances not noted in these Conditions, but subject to any existing wall rights, easements, building or use restrictions, zoning or land subdivision regulations, subdivision plan notes, encroachments of cornices, trim and spouting over property boundaries, or encroachments of any kind within the legal width of public highways, and subject to the restrictions and conditions ("Restrictions") set forth in Paragraph 6 of these Conditions of Sale.

The Seller represents that there are no pending and unsettled eminent domain proceedings, and no appropriations by the filing of State Highway plans in the Recorder's Office, affecting the Property, of which the Seller has knowledge.

At settlement, the Property and all of its appurtenances and fixtures shall be in substantially the same condition as at present, except for (a) ordinary reasonable wear and tear, (b) damage by fire or storm, (c) damage which occurs after possession has been given to the Purchaser, or (d) any taking by eminent domain.

4. This sale of real estate shall not be contingent upon the Purchaser's ability to obtain financing for the purchase of the Property, nor shall it be contingent upon the sale of any other real estate owned by the Purchaser.

5. The Seller reserves the right to reject any or all bids. Seller reserves the right to withdraw the Property from sale, and/or to adjourn the

sale to a future date or dates.

6. The Property shall be sold UNDER AND SUBJECT to the following conditions and restrictions:

a. Subject to building and use restrictions, ordinances, easements of roads, rights of public service companies and easements, rights or other non-monetary encumbrances either of record or visible upon inspection; and

b. Subject to the Seller's Property Disclosure Statement attached hereto as Exhibit "B."

c. Subject to a month-to-month lease for 2485 Apartment A for \$800 per month (includes one nondedicated parking spot).

d. Subject to a month-to-month lease for 2485 Apartment B for \$650 per month.

7. Formal tender of deed and purchase money are waived.

8. Fees or charges for acknowledgments to the deed shall be paid by the Seller, and all required state and local realty transfer taxes by the Purchaser. Real estate taxes shall be apportioned to date of settlement or prior delivery of possession on a fiscal year basis. Purchaser shall pay for all charges for preparation of documents, including without limitation, deed, mortgage, and bill of sale for personal property, if any, and all fees incurred at settlement, including attorney's fees, tax certification fees, disbursement fees, recording fees or settlement fees whether purported to be billed against Purchaser or Seller, unless expressly contracted for in writing by Seller.

9. The Seller hereby represents that the Property is served by on-site well and on-site septic.

10. Included in the sale are all buildings, improvements, rights, privileges, and appurtenances; gas, electric heating, plumbing and water

plants, fixtures and systems; and any other articles permanently affixed to the Property. The smoke detectors, carbon monoxide detectors, refrigerator, range/oven, microwave, dishwasher, washer dryer, ceiling fans, ac window units, and storage shed located in the Property are included in this sale.

11. The Purchaser further acknowledges that neither the attorney for the Seller, nor the auctioneer, has made any specific representations regarding the condition of the Property, and that the Purchaser has not relied upon any representations or statements of the attorney for the Seller or auctioneer. The Purchaser releases the attorney for the Seller and the auctioneer from any claims, actions or causes of action arising from or due to any defect in the Property existing on the date of this sale.

12. The parties acknowledge that no representation whatsoever is made concerning zoning of the Property, or the uses of the Property that may be permitted under local ordinances, and that Purchaser has satisfied himself that the zoning of the Property is satisfactory for his contemplated use thereof. The Purchaser hereby waives any applicable requirement for Seller to provide a certification of zoning classification prior to settlement pursuant to Disclosure Act of July 27, 1955, P.L. 288, §3, as amended and reenacted (21 P.S. §613).

13. By execution of the Purchaser's Agreement, the Purchaser acknowledges that he has had a full and complete opportunity to inspect the Property. *The Property is being sold unto Purchaser "AS IS", with no representation, guarantee or warranty regarding the condition of the Property or any improvement or structure erected on the Property, if any, including, but not limited to, its structural integrity, roof, appliances, electrical system, heating system, plumbing, water system, sewage disposal system, or any portion thereof.* Seller has conducted no investigation but does not have actual

knowledge of any underground storage tank(s) on the property other than the septic tank. No representation is made or warranty given regarding the presence or absence of any hazardous or toxic substances, materials or wastes, or that the Property is in compliance with any federal, state or local environmental laws or regulations.

In the event any repair or improvement to or any inspection or testing of the Property is desired by the Purchaser or by any lender proposing to provide Purchaser with financing for the purchase of the Property, the costs of any such repair, improvement, inspection, or testing shall be payable solely by the Purchaser. Seller reserves the right to refuse to permit any such repair, improvement, inspection, or testing or to impose such conditions upon any permitted repair, improvement, inspection, or testing as Seller deems appropriate, including, but not limited to, insurance coverage and indemnification and hold harmless agreements. The Purchaser's Agreement shall not be conditioned upon any such repair, improvement, inspection, or testing, or upon any specific results obtained from such inspection or testing.

14. Any survey required by Purchaser or Purchaser's title insurer shall be at Purchaser's expense.

15. In case of non-compliance by Purchaser with these Conditions, Seller, in addition to all other remedies provided by law, shall have the option either (a) to retain Purchaser's down money as liquidated damages regardless of whether or not, or on what terms, the Property is resold, or (b) to resell the Property at public or private sale, with or without notice to the present Purchaser and to retain any advance in price, or hold the present Purchaser liable for any loss, resulting from such resale, meanwhile holding the down money paid hereunder as security for or toward payment of any such loss.

16. Every purchaser of any interest in residential real property on

which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

a. Lead Warning Statement for Dwellings Built Before 1978 Disclosure. This dwelling on the Property was built before 1978, and lead-based paint and lead-based paint hazards may be present in the housing. To the best of the Executor's knowledge, there are no reports pertaining to lead-based paint or lead paint hazards.

b. Waiver. By signing the attached Purchaser's Agreement, Purchaser acknowledges receipt of the pamphlet Protect Your Family From Lead in Your Home, and that this this sale of real estate shall not be contingent upon any risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards on the Property.

17. The Purchaser acknowledges that these Conditions of Sale were available for inspection by the Purchaser prior to the commencement of bidding and sale of the Property, that the Purchaser had an opportunity to review the full Conditions of Sale, and that the Purchaser understands the contents thereof and all terms and conditions under which the Property is being sold, agreeing to be bound by the full terms and conditions as set forth therein. The Purchaser acknowledges that only a summary of the Conditions of Sale was read prior to commencement of bidding on the Property, and that the Purchaser is not relying upon the public reading of the Conditions of Sale

as a complete statement of the terms and conditions for sale of the Property.

18. These Conditions of Sale represent the whole agreement between the parties, and any representations concerning the Property, or otherwise, made prior to the execution of the Purchaser's Agreement, are hereby superseded by these Conditions of Sale. No modification of these Conditions of Sale shall be valid unless made in writing, executed with the same degree of formality as these Conditions of Sale and the Purchaser's Agreement attached hereto.

SELLER:

Mary Louise Williams

PURCHASER'S AGREEMENT

I/We, _____, agree that I/we have purchased 2485 Robert Fulton Highway, Peach Bottom PA 17563, Fulton Township, Lancaster County, Pennsylvania, the Property mentioned in the foregoing Conditions, subject to said Conditions, for the sum of \$_____; and if I/we shall acquire possession of the Property before payment of the purchase money and shall fail to make payment when due, I/we authorize the Prothonotary or any attorney to appear for me/us in any court and confess judgment in an amicable action of ejectment against me/us, in favor of the Seller or the latter's assigns, for possession of said Property, and direct the issuing of a writ of possession, with clause or writ of execution for costs, hereby waiving all irregularities, notice, leave of court, present or future exemption laws, and right of appeal.

I/We acknowledge that my/our purchase of the Property is under and subject to the Conditions and Restrictions set forth in Paragraph 6 of the Conditions of Sale and subject to the items noted in the Seller's Property Disclosure Statement.

WITNESS my/our hand/s and seal/s this 23rd day of June 2026.

Signed in the presence of:

Purchaser

Purchaser

EXHIBIT "A"

Description of the Property

ALL THAT CERTAIN tract of land with the store building and other improvement thereon erected, situated at the intersection of this State Highway leading from Quarryville to Conowingo and Township Road No. 311 leading from Wrightsville to Pleasant Grove, in the Township of Fulton, County of Lancaster and Commonwealth of Pennsylvania, bounded and described according to a survey made by William B. Feller, R.S. on October 13, 1962, as follows:

BEGINNING at an iron pipe at the Southwest corner thereof, in line of land of Blair K. Kilby; thence extending along said Kilby's land, North 15 degree, 32 minutes West, 229.12 feet to a spike at the Southside of said township road, having crossed an iron pipe 17.64 feet from said spike; thence extending along in said spike; thence extending along in said Township Road and crossed the aforesaid State Highway, North 79 degrees, 40 minutes East, 177.02 feet to an iron pin on the East line of said State Highway and crossing the same, south 14 degrees, 50 minute East, 209.78 feet to an iron pin at the West side of said State Highway at a corner of land of Blair M. Kilby; thence extending along said Kilby's land, South 73 degrees, 22 minutes West, 173.7 feet to an iron pipe, the place of BEGINNING.

EXHIBIT "B"
Seller's Property Disclosure Statement

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

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

PROPERTY 2485 ROBERT FULTON HWY PEACH BOTTOM PA 17563
 SELLER MARY LOUISE WILLIAMS

The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is **not a substitute for any inspections or warranties** that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form. **Any non-exempt seller is obligated to complete the disclosure form even if the seller does not occupy or has never occupied the property.** For a list of exempt sellers, see Information Regarding the Real Estate Seller's Property Disclosure Law found on the last page of this document.

A Material Defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

Check **yes**, **no**, **unknown (unk)** or **not applicable (N/A)** for each question. Be sure to check N/A when a question does not apply to the property. Check unknown when the question does apply to the property but you are not sure of the answer.

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		

1. SELLER'S EXPERTISE

- (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the property and its improvements?
- (B) Is Seller the landlord for the property?
- (C) Is Seller a real estate licensee?

Explain any "yes" answers in section 1: _____

Yes	No	Unk	N/A
<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>			

2. OWNERSHIP/OCCUPANCY

- (A) Occupancy
 - 1. When was the property most recently occupied? CURRENTLY
 - 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property? _____
 - 3. How many persons most recently occupied the property? 3
- (B) Role of Individual Completing This Disclosure. Is the individual completing this form:
 - 1. The owner
 - 2. The executor
 - 3. The administrator
 - 4. The trustee
 - 5. An individual holding power of attorney
- (C) When was the property purchased? 1978
- (D) Are you aware of any pets having lived in the house or other structures during your ownership?

Explain section 2 (if needed): _____

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
			<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>		

3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS

- (A) Type. Is the Property part of a(n):
 - 1. Condominium
 - 2. Homeowners association or planned community
 - 3. Cooperative
 - 4. Other type of association or community _____
- (B) If "yes," how much are the fees? \$ _____, paid (Monthly) (Quarterly) (Yearly)
- (C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: _____

Seller's Initials M L W Date 5-24-20 SPD Page 1 of 9 Buyer's Initials / Date _____



PROPERTY

Yes	No	Unk	N/A
			<input checked="" type="checkbox"/>

(D) How much is the capital contribution/initiation fee? \$ _____

Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

4. ROOF

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		

(A) Installation

- When was the roof installed? 90s
- Do you have documentation (invoice, work order, warranty, etc.)?

(B) Repair

- Has the roof or any portion of it been replaced or repaired during your ownership?
- If it has been replaced or repaired, was the existing roofing material removed?

(C) Issues

- Has the roof ever leaked during your ownership?
- Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?

Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any repair or remediation efforts: SLATE REPLACED WITH METAL

5. BASEMENTS AND CRAWL SPACES

Yes	No	Unk	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		

(A) Sump Pump

- Does the property have a sump pit? If yes, how many? _____
- Does the property have a sump pump? If yes, how many? 2
- If it has a sump pump, has it ever run?
- If it has a sump pump, is the sump pump in working order?

(B) Water Infiltration

- Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space?
- Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- Are the downspouts or gutters connected to a public system?

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: SEMP PUMPS WORK AS INTENDED

6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		

(A) Status

- Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?
- Are you aware of any damage caused by termites/wood-destroying insects, dryrot, or pests?

(B) Treatment

- Is your property currently under contract by a licensed pest control company?
- Are you aware of any termite/pest control reports or treatments for the property?

Explain any "yes" answers in section 6, including the name of any service/treatment provider, if applicable: _____

7. STRUCTURAL ITEMS

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
		<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		

(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?

(B) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property?

(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof, basement or crawl spaces?

(D) Stucco and Exterior Synthetic Finishing Systems

- Is your property constructed with stucco?
- Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- If "yes," when was it installed? _____

(E) Are you aware of any fire, storm, water or ice damage to the property?

(F) Are you aware of any defects (including stains) in flooring or floor coverings?

Explain any "yes" answers in section 7, including the location and extent of any problem(s) and any repair or remediation efforts: _____

PROPERTY _____

Yes	No	Unk	N/A
			✓
			✓
			✓
✓			

(B) Status

1. When was the central air conditioning system installed? _____
2. When was the central air conditioning system last serviced? _____
3. How many air conditioning zones are in the property? _____

(C) List any areas of the house that are not air conditioned: ATTIC + BASEMENT

Are you aware of any problems with any item in section 14? If "yes," explain: _____

15. ELECTRICAL SYSTEM

Yes	No	Unk	N/A
	✓		
✓			
	✓		
	✓		

(A) Type(s)

1. Does the electrical system have fuses? _____
2. Does the electrical system have circuit breakers? _____

(B) What is the system amperage? 200

(C) Are you aware of any knob and tube wiring in the home? _____

Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: _____

16. OTHER EQUIPMENT AND APPLIANCES

This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property.

Item	Yes	No		Item	Yes	No
Electric garage door opener		N/A		Trash compactor		N/A
Garage transmitters		N/A		Garbage disposal		N/A
Keyless entry		N/A		Stand-alone freezer		N/A
Smoke detectors	✓			Washer	✓	
Carbon monoxide detectors	✓			Dryer	✓	
Security alarm system		N/A		Intercom		N/A
Interior fire sprinklers		N/A		Ceiling fans	✓	
In-ground lawn sprinklers		N/A		A/C window units	✓	
Sprinkler automatic timer		N/A		Awnings		N/A
Swimming pool		N/A		Attic fan(s)		N/A
Hot tub/spa		N/A		Satellite dish	✓	
Deck(s)		N/A		Storage shed	✓	
Pool/spa heater		N/A		Electric animal fence		N/A
Pool/spa cover		N/A		Other:		
Whirlpool/tub		N/A		1.		
Pool/spa accessories		N/A		2.		
Refrigerator(s)	✓			3.		
Range/oven	✓			4.		
Microwave oven	✓	✓		5.		
Dishwasher	✓			6.		

Yes	No	Unk	N/A
	✓		

Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain: _____

17. LAND/SOILS

Yes	No	Unk	N/A
	✓		
	✓		
	✓		

(A) Property

1. Are you aware of any fill or expansive soil on the property?
2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?
3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?

PROPERTY

Yes	No	Unk	N/A
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		

4. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?

Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsylvania).

(B) Preferential Assessment and Development Rights

Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq (Clean and Green Program)
2. Open Space Act - 16 P.S. §11941 et seq
3. Agricultural Area Security Law - 3 P.S. §901 et seq (Development Rights)
4. Any other law/program: _____

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the property.

(C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the property):

1. Timber
2. Coal
3. Oil
4. Natural gas
5. Other minerals or rights (such as farming rights, hunting rights, quarrying rights) Explain: _____

Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.

Explain any "yes" answers in section 17: _____

Yes	No	Unk	N/A
	✓		
	✓		
	✓		
	✓		

18. FLOODING DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

1. Is any part of this property located in a wetlands area?
2. Is any part of this property located in a FEMA flood zone?
3. Are you aware of any past or present drainage or flooding problems affecting the property?
4. Are you aware of any drainage or flooding mitigation on the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding: _____

Yes	No	Unk	N/A
	✓		
	✓		
	✓		

(B) Boundaries

1. Are you aware of any encroachments, boundary line disputes, or easements affecting the property?

Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.

2. Do you access the property from a private road or lane?
3. If "yes," do you have a recorded right of way or maintenance agreement?
4. Are you aware of any shared or common areas (driveways, bridges, decks, walls, etc.) or maintenance agreements?

Explain any "yes" answers in section 18(B): _____

PROPERTY _____

Yes	No	Unk	N/A
	✓		
	✓		
	✓		
	✓		
			✓

19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

(A) Mold and Indoor Air Quality (other than radon)

1. Are you aware of any tests for mold, fungi, or indoor air quality in the property?
2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property?

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(B) Radon

1. Are you aware of any tests for radon gas that have been performed in any buildings on the property? If "yes," list date, type, and results of all tests below:

	First Test	Second Test
Date	_____	_____
Type of Test	_____	_____
Results (picouries/liter)	_____	_____
Name of Testing Service	_____	_____

2. Are you aware of any radon removal system on the property? If "yes," list date installed and type of system, and whether it is in working order below:
- | Date Installed | Type of System | Provider | Working? |
|----------------|----------------|----------|----------|
| _____ | _____ | _____ | _____ |

(C) Lead Paint

If property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the property.

1. Are you aware of any lead-based paint or lead-based paint hazards on the property?
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the property?

(D) Tanks

1. Are you aware of any existing or removed underground tanks? Size: _____
2. If "yes," have any tanks been removed during your ownership?

(E) Dumping. Are you aware of any dumping on the property?

(F) Other

1. Are you aware of any existing hazardous substances on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
2. Have you received written notice regarding the presence of an environmental hazard or bio-hazard on your property or any adjacent property?
3. Are you aware of testing on the property for any other hazardous substances or environmental concerns?
4. Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in section 19: _____

Yes	No	Unk	N/A
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		

20. MISCELLANEOUS

(A) Deeds, Restrictions and Title

1. Are you aware of any deed restrictions that apply to the property?
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?
3. Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property?
4. Are you aware of any insurance claims filed relating to the property?

(B) Financial

1. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?
2. Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a support obligation, or other debt against this property or Seller that cannot be satisfied by the proceeds of this sale?

Yes	No	Unk	N/A
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		

PROPERTY _____

Yes	No	Unk	N/A
	✓		
	✓		
	✓		

(C) Legal

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this property?
2. Are you aware of any existing or threatened legal action affecting the property?

(D) Additional Material Defects

1. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?

Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

2. After completing this form, if Seller becomes aware of additional information about the property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in section 20: _____

21. ATTACHMENTS

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

- Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- _____
- _____
- _____

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following completion of this form.

SELLER Mary Louise Williams DATE 5-24-26
 SELLER _____ DATE _____
 SELLER _____ DATE _____

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known material defect(s) of the property.

DATE _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____
 BUYER _____ DATE _____
 BUYER _____ DATE _____

Generally speaking, the Real Estate Seller Disclosure Law requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where **NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS** are involved. The Law defines a number of exceptions where the disclosures do not have to be made:

1. Transfers that are the result of a court order.
2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
3. Transfers from a co-owner to one or more other co-owners.
4. Transfers made to a spouse or direct descendant.
5. Transfers between spouses that result from divorce, legal separation, or property settlement.
6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.
7. Transfer of a property to be demolished or converted to non-residential use.
8. Transfer of unimproved real property.
9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
10. Transfers of new construction that has never been occupied when:
 - a. The buyer has received a one-year warranty covering the construction;
 - b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.

Seller's Initials MSW Date 5-24-26 SPD Notices 1 of 1 Buyer's Initials / Date

RECEIPT

Received of Purchaser on above date, as down money on account of the
above purchase price, the sum of \$_____.

BCGL LLC,
on behalf of Seller

By: _____
Jeffrey C. Goss, Esquire
480 New Holland Avenue, Suite 6205
Lancaster, PA 17602
(717) 945-5745

PPL Electric
Account #

Your address is
2485R Robert Fulton Hwy
Peach Bottom PA. 17563



RESIDENTIAL LEASE AGREEMENT
THE LANDLORD ASSOCIATION OF PENNSYLVANIA

CAUTION: Consult a lawyer before using or acting under this form. The publisher of this form makes no warranty of its fitness for any particular purpose

1. **PARTIES:** This lease is made on 2-1-26, between the **LANDLORD** Louise Williams, address: 2485 Robert Fulton Hwy and the **TENANTS:** 2.
2. **PROPERTY:** The landlord agrees to rent to the tenant the property described as: 2485R located in: Peach Bottom, Pennsylvania
3. **CONDITIONS:**
 - A) The rent for the property is \$ 800.00 per month. The tenant **must pay** the rent on the 1st day of the month and deliver it to the **LANDLORD** at the above address
 - B) If the tenant fails to pay the rent on the due date, the **LANDLORD** may end this lease. If the rent is more than 3 days late, the tenant must pay a late fee of \$ 3.00 and then another \$ for each additional day that the rent is late. The late fees specified are reasonable estimations of the losses the landlord will suffer as a result of late payment of rent
 - C) The term of this lease is 1 month beginning on 2-1-26. The total rent due for the full term of this lease is \$ 800.00. In the event that the tenant should break this lease without the written permission of the **LANDLORD**, the unpaid rent for the remainder of this lease will become immediately due and owing to the **LANDLORD**
 - D) When the lease's term ends, it will automatically renew for a term of 1 month. If the landlord or tenant does not want to renew the lease, he must give the other days written notice before the end of the term
 - E) The tenant has checked the property and agrees that it is in clean and good condition. At the end of this lease, the tenant will return the property to the **LANDLORD** in the same clean and good condition
 - F) The tenant will only use the property for residential purposes
 - G) The tenant's promise to pay the rent is separate from all other promises in this lease. The tenant agrees to pay the full rent each month. If the **LANDLORD** owes the tenant any money, the tenant agrees not to deduct it from the rent due or from any other money owed to the **LANDLORD**
 - H **SECURITY DEPOSIT:**
 - 1) The amount of the security deposit is \$ 200.00
 - 2) The **LANDLORD** cannot require the tenant to pay a security deposit that is more than (2) two months rent. After the first year, the landlord must reduce the security deposit to no more than one month's rent
 - 3) The tenant cannot use the security deposit to pay rent without the written approval of the landlord
 - 4) The **LANDLORD** can use the security deposit for unpaid rent and damages that are the tenant's responsibility beyond normal wear and tear
 - 5) When the tenant moves out, the **LANDLORD** will prepare a list of charges for damages and any unpaid rent. The **LANDLORD** can deduct these charges, if any, from the security deposit and will return the balance within (30) thirty days. The tenant must give the **LANDLORD** written notice of the tenant's new address or make other arrangements with the **LANDLORD** for the return of the security deposit

Initial

4. **UTILITIES:**
 Tenant agrees to pay all utilities and/or services based upon occupancy of the premises except TRASA
5. **OCCUPANTS:**
 Guest(s) staying over more than ___ days without the written consent of the **LANDLORD** shall be considered a breach of this agreement **ONLY** the following individuals and/or animals, **AND NO OTHERS** shall occupy the subject residence for more than ___ days unless the expressed written consent of the **LANDLORD** is obtained ___ days in advance:
Occupant
6. **LIQUID FILLED FURNISHINGS:**
 No liquid filled furniture, receptacle containing more than ten gallons of liquid is permitted without prior written consent and meeting the requirements of the **LANDLORD** Tenant also agrees to carry insurance deemed appropriate by **LANDLORD** to cover possible losses that may be caused by such items
7. **INSURANCE:**
 Tenant acknowledges that **LANDLORD'S** insurance **does not** cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall **LANDLORD** be held liable for such losses Tenant is hereby advised to obtain his own insurance policy to cover any personal losses
8. **REPAIRS**
 The tenant will notify the **LANDLORD** promptly if any part of the property is damaged or destroyed The tenant is responsible for any damage or destruction done to the property by his actions or negligence, or by the actions or negligence of his family or guests The tenant must make all repairs and replacements to fix such damage or destruction If the tenant fails to do so, the **LANDLORD** may do it and add the expense to the next month's rent
9. **LANDLORDS ENTRY ONTO PROPERTY:**
 The **LANDLORD** can enter the property at reasonable times on (24) twenty-four hours notice to the tenant The **LANDLORD** can enter the property to inspect it; make repairs, alterations or improvements; supply services; or, show the property to prospective buyers, lenders, contractors, insurers, or tenants In case of emergency, the **LANDLORD** can enter the property at any time without notice to the tenant
10. **TENANT RESPONSIBILITIES:**
 All tenants and other people the tenant allows on the property promise to:
 Obey all local, state and federal laws
 B) Keep the property clean and safe
 C) Use all utilities, facilities and fixtures in a safe and reasonable way
 D)) Promptly remove all trash and debris from the property as required by the landlord and local ordinance
 E)) Not deliberately or negligently destroy, deface, damage, or remove any part of the property or grounds
 F) Not unreasonably disturb the peace of the landlord, other tenants or neighbors
 G) Promptly notify the **LANDLORD** of conditions that need repair
 H) Make no major changes to the property, such as painting, rebuilding, removing, repairing or improving without the **LANDLORD'S** written consent Alterations become the property of the **LANDLORD** The tenant **cannot** remove improvements and the landlord does not have to pay for any changes or improvements made by the tenant

- I) Agree not to install any external antennae, which shall include but not be limited to antenna for television, CB radio, FM reception, short-wave radio & satellite dish without prior written consent of landlord
- J) Not to bring or keep any pets on the property without the prior written approval by the **LANDLORD**
- K) Allow the **LANDLORD** to put up "for sale," "for rent," or other signs
- L) Move out of the property when the lease ends
- M) Keep nothing on the property that is highly flammable, dangerous or substantially increases the danger of fire or injury

11. LANDLORD RESPONSIBILITIES:

The **LANDLORD** promises to:

- A) Maintain the property and common areas in the manner required by law
- B) Keep the property in good repair and good working order
- C) Continue all services and utilities that the landlord has agreed to provide
- D) Allow the tenant to enjoy the property without interference so long as the tenant obeys all the rules in this lease

12. LANDLORD RIGHTS:

- A) The tenant waives the **Notice To Quit** otherwise required by law. This means that the **LANDLORD** may require the tenant vacate and surrender the apartment immediately with no prior notice
- B) If the tenant fails to pay any one-month's rent on or before the due date, or the tenant breaks any other provision in this lease, the **LANDLORD** may end this lease immediately and file a lawsuit to evict the tenant
- C) Besides ending this lease and evicting the tenant, the landlord can sue the tenant for unpaid rent, other damages, losses or injuries. If the **LANDLORD** gets a judgment for money against the tenant, the landlord can use the court process to take your personal goods, furniture, motor vehicles and money in banks. The **LANDLORD** may also be able to attach your wages to recover money for damages done to the property
- D) The **LANDLORD** may recover reasonable legal fees and costs from the tenant for any legal actions relating to the payment of rent or the recovery of the property

13. ABANDONMENT:

The property will be considered abandoned by the tenant if:

- A) The tenant gives the **LANDLORD** notice that he will not return to the property;
 - B) The tenant removes his personal belongings from the property, fails to pay the rent, and does not return for (15) fifteen days;
 - C) The tenant fails to pay the rent and does not return to the property for one month; or
 - D) The tenant leaves personal belongings in the property after the end of the lease
- *If the tenant abandons the property, the **LANDLORD** may enter and relet the property. In this case, the **LANDLORD** may also remove and dispose of any personal property left behind by the tenant

14. TENANT TRANSFER OF LEASE:

The tenant **cannot** lease the property to any other person or let any other person take over the tenant's rights and duties under this lease, unless the landlord first gives written approval

15. PRIORITY OF LEASE & SALE OF PROPERTY:

If the **LANDLORD** sells this property, the purchaser can end this lease. All mortgages that now or in the future affect the property have a priority over this lease

If the landlord sells the property, he will give the tenant written notice stating the name, address and phone number of the new landlord and where and to whom to pay rent. The landlord must also inform the tenant whether the security deposit was transferred to the new landlord. If the landlord does not transfer the security deposit, the landlord must return it to the tenant as described in this lease

16. REPORT TO CREDIT/TENANT AGENCIES:

You are hereby notified that a nonpayment, late payment or breach of any of the terms of this rental agreement may be submitted/reported to a credit and/or tenant reporting agency, and may create a negative credit record on your credit report

17. LEAD NOTIFICATION REQUIREMENT:

For rental dwellings built before 1978, Tenant acknowledges receipt of the following: (Please Initial)

- Lead Based Paint Disclosure Form
- EPA Pamphlet

18. NOTICES:

All notices to **TENANT** shall be served at Tenant's premises and all notices to **LANDLORD** shall be served at: At their Premises

19. AGREEMENT:

This lease contains the complete agreement between the **LANDLORD** and the **TENANT**. The landlord and tenant can change this lease only by a written agreement signed by both. If more than one tenant signs this lease, each tenant assumes full liability for all the obligations in this lease. **NO ORAL AGREEMENTS HAVE BEEN ENTERED INTO ALL** modifications or notices shall be in writing in order to be valid.

* Each part of this lease should be interpreted so that it agrees with current law. If the law does not allow a certain part of this lease, then that one part will be ineffective without invalidating the rest of the section or the rest of this lease.

20. ADDITIONAL TERMS & CONDITIONS:

CANNOT store Anything outside
NO WORKING VEHICLES
No wild parties

 LANDLORD OR AGENT
1/24/26
 DATE

 TENANT

 TENANT

CANNOT WASH CARS.
no doing laundry

Keep curtains + Furniture 12" away from Electric Heat

tilt Air conditioner outside when put in window
so water doesn't run inside wall.

Put piece of wood in upper window against
lower window - to brace

Initials