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VACANT LAND ADDENDUM TO LISTING CONTRACT

VLA

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

BROKER (Company) Timberland Realty
LICENSEE(S) Brian Bullard
SELLER Thomas Meredith
PROPERTY 1092 Wilson Road, Sugar Grove, PA 16350
DATE OF LISTING CONTRACT July 7, 2022

1. ADDITIONAL PROPERTY INFORMATION

A. Seller represents that the following utility connections are available and located as follows (list name of service provider):

- [X] Electric — Location/Provider on site/Penelec
- [ ] Gas — Location/Provider
- [ ] Telephone — Location/Provider
- [X] Water — Type: [ ] Public [X] On-site (well) [ ] Community [ ] Other — Provider/Location
- [X] Sewer — Type: [X] Public [ ] On-site septic [ ] Community [ ] Other — Provider/Location Sewer tap ready for connection/not tied in Sugar Grove Area Sewage Authority

Has an on-site system been approved? [ ] Yes [ ] No Has a percolation test been performed? [ ] Yes [ ] No
If yes, was the percolation rate approved? [ ] Yes [ ] No Are plans for septic design available? [ ] Yes [ ] No
[ ] Other

B. If applicable, is the subdivision complete? [ ] Yes [ ] No If yes, are plans available? [ ] Yes [ ] No

2. ADDITIONAL DUTIES OF SELLER

A. Within 2 days of the Starting Date of the Listing Contract, Seller will provide to Broker copies of inspection reports, environmental surveys, available title reports, boundary surveys, and existing notes and mortgages that may continue to affect the Property after settlement.

B. Seller will not permit any real estate signs, other than those belonging to Broker, to be placed on the Property during the term of the Listing Contract.

3. LAND USE RESTRICTIONS OTHER THAN ZONING

A. If checked below, the Property, or a portion of it, is preferentially assessed for tax purposes or has limited developments rights under the following Act(s):

- [ ] **Farmland and Forest Land Assessment Act** - Act 319 of 1974, 72 P.S.§5490. 1 et seq. (Clean and Green Program)
- [ ] **Open Space Act** - Act 515 of 1965, 16 P.S. §11941 et seq. (an Act enabling certain counties of the Commonwealth to covenant with land owners for preservation of land in farm, forest, water supply, or open space uses)
- [ ] **Agricultural Area Security Law** - Act 43 of 1981, 3 P.S. §901 et seq. (Development Rights)
- [ ] Other

B. Seller is aware that the buyer of the Property will need to determine the tax implications that will or may result from the sale of the Property to the buyer or that may result in the future as a result in any change in use of the Property

C. If Property is enrolled in the Clean and Green Program, Seller must submit notice of the sale and any proposed changes in the use of Seller's remaining enrolled Property to the County Assessor 30 days before the transfer of title to the buyer.

4. ADDITIONAL DISCLOSURES

In addition to disclosure listed on a separate statement, Seller has knowledge of the following conditions affecting the Property:

- [ ] Contamination by one or more substances that requires remediation;
- [ ] The presence of wetlands, flood plains, or any other environmentally sensitive areas, whose development is limited or prevented by law;
- [ ] The presence of one or more substances whose removal or disposal is subject to any law or regulation;
- [ ] Violations of any law or regulation caused by the handling or disposing of any material waste or the discharge of any material into the soil, air, surface water, or ground water;
- [ ] The presence of underground fuel or liquid storage tanks.

Explain any items checked above:

All other terms and conditions of the Listing Contract remain unchanged and in full force and effect.

SELLER Thomas J Meredith **Thomas Meredith** **DATE** 7-11-2022
SELLER _____ **DATE** _____
SELLER _____ **DATE** _____

BROKER (Company Name) Timberland Realty
ACCEPTED BY DocuSigned by: Brian Bullard 706C347D62A14B4... **Brian Bullard** **DATE** 7/8/2022

Pennsylvania Association of Realtors®

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