

ORIGINAL



SITE ADDRESS: 3246 LINDEN ST. BETHLEHEM, PA 18018

Office Use Only:

DATE SUBMITTED: 12/24/2023

HEARING DATE: 1/24/24 2/28/24

PLACARD: 2/12/2024

FEE: \$500.00

ZONING CLASSIFICATION: RS

LOT SIZE: 18,125.316 SQ FT.

APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD.
10 EAST CHURCH STREET, BETHLEHEM, PA 18018

1. Return one (1) original and eight (8) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. The application is due by 4PM on the 4th Wednesday of the month. The hearing will be held on the 4th Wednesday of the next month.
3. If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them in an indexed binder and submit at one time.

Appeal/Application to the City of Bethlehem Zoning Hearing Board is hereby made by the undersigned for: (check applicable item(s):

- Appeal of the determination of the Zoning Officer
- Appeal from an Enforcement Notice dated _____
- Variance from the City of Bethlehem Zoning Ordinance
- Special Exception permitted under the City Zoning Ordinance
- Other: _____

SECTION 1

APPLICANT:	
Name	<u>JUAN DO</u>
Address	[REDACTED]
Phone:	[REDACTED]
Email:	[REDACTED]

OWNER (if different from Applicant): Note. If Applicant is NOT the owner, attach written authorization from the owner of the property when this application is filed.	
Name	SAME AS APPLICANT
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	
Address	
Phone:	
Email:	

SECTION 2. INFORMATION REGARDING THE REAL ESTATE

- ✓ 1. Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features.
- ✓ 2. Attach architectural plans and elevations depicting proposed alterations or new construction.
- 3. Attach photographs.
- ✓ 4. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
- N/A 5. If the real estate is presently leased, attached a copy of the present lease.
- ✓ 6. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

SECTION 3.

THE RELIEF SOUGHT:

If the Applicant seeks a dimensional variance for any setback, lot coverage, distance between certain uses, etc., please state the following:

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
N/A			

If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.

SEE ATTACHED.

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable:

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

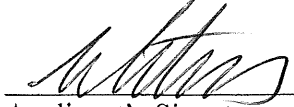
N/A

NARRATIVE — SEE ATTACHED.

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

CERTIFICATION

I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.
I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.


Applicant's Signature

12-21-2023
Date

Property owner's Signature

Date

Received by

Date

NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,

10 EAST CHURCH STREET, BETHLEHEM, PA 18018

SECTION 3 - Addendum to application:

- If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinances applicable and describe the variance sought.

Use Variance - To permit the preparation of prepared foods for on-site retail sale. Location was previously used for the manufacture & retail sales of custom carpets & prior to that as a home-based medical office; Ref Written decision dated January 20th 1999

NARRATIVE

1. Applicant has notified the public in a timely manner of intent to continue with relief granted in the past, which was the basis of recent purchase of subject property (proof Attached)
2. Additionally, Zoning relief was the applicant's basis for affording the purchase of subject property

The planned use shall be of low impact to the neighbors as it aligns with previous permitted uses, and is in line with many similar commercial uses with-in ½ mile of the property. **List of Commercial uses:**

- Wawa gas station 3618 Nazareth Pike
- Dunkin Doughnuts 3606 Nazareth Pike
- Alexandria Manor 3534 Linden St
- Patrick McNealis Insurance & Financial Group 3482 Linden St
- Action Rental 3464 Linden St.
- Advent Therapy 3376 Linden St.
- First Baptist Church 3235 Linden St
- Colonial Early Learning Center 3144 Linden St.
- Azur Supermarket 3126 Linden St.
- Taylor Court Mini Strip Mall
 - 1. One Third Chinese
 - 2. Asylum Dance
 - 3. Anatolian Kitchen



STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE

ASR

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

PARTIES	
<p>BUYER(S): <u>Tuan Do, Nguyet Nguyen</u></p> <p>BUYER'S MAILING ADDRESS:</p>	<p>SELLER(S): <u>Estate of Lambert George D Jr.</u></p> <p>SELLER'S MAILING ADDRESS:</p>

PROPERTY	
ADDRESS (including postal city) <u>3246 Linden St.</u>	
<u>Bethlehem</u>	ZIP <u>18017</u>
in the municipality of <u>Bethlehem</u> , County of <u>Northampton</u>	
in the School District of <u>Bethlehem</u> , in the Commonwealth of Pennsylvania.	
Tax ID #(s): <u>M7sw1-1-1b / M7SW1 1 1 0204</u> and/or	
Identification (e.g., Parcel #: Lot, Block; Deed Book, Page, Recording Date): <u>2003-1/302674</u>	

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Buyer is not represented by a broker)	
<p>Broker (Company) <u>American Homes Realty Group (AHRG)</u></p> <p>Company License # _____</p> <p>Company Address <u>1626 Locust Street suite 100, Philadelphia, PA 19103</u></p> <p>Company Phone <u>(610)390-1863</u></p> <p>Company Fax _____</p> <p>Broker is (check only one):</p> <p><input checked="" type="checkbox"/> Buyer Agent (Broker represents Buyer only)</p> <p><input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)</p>	<p>Licensee(s) (Name) <u>Thu Nguyen</u></p> <p>State License # <u>RS308129</u></p> <p>Direct Phone(s) <u>(610)390-1863</u></p> <p>Cell Phone(s) _____</p> <p>Email <u>nguyen_realtor@yahoo.com</u></p> <p>Licensee(s) is (check only one):</p> <p><input type="checkbox"/> Buyer Agent (all company licensees represent Buyer)</p> <p><input checked="" type="checkbox"/> Buyer Agent with Designated Agency (only Licensee(s) named above represent Buyer)</p> <p><input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)</p>
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)	

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Seller is not represented by a broker)	
<p>Broker (Company) <u>Iron Valley RE Quakertown</u></p> <p>Company License # _____</p> <p>Company Address <u>93 S. West End Blvd, St 102, Quakertown, PA 18951</u></p> <p>Company Phone <u>(215)660-7200-</u></p> <p>Company Fax _____</p> <p>Broker is (check only one):</p> <p><input checked="" type="checkbox"/> Seller Agent (Broker represents Seller only)</p> <p><input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)</p>	<p>Licensee(s) (Name) <u>Mary K. Schaub</u></p> <p>State License # <u>RS326404</u></p> <p>Direct Phone(s) _____</p> <p>Cell Phone(s) <u>(814)490-1724-</u></p> <p>Email <u>schaub.mary1VRE@gmail.com</u></p> <p>Licensee(s) is (check only one):</p> <p><input type="checkbox"/> Seller Agent (all company licensees represent Seller)</p> <p><input checked="" type="checkbox"/> Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)</p> <p><input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)</p>
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)	

DUAL AND/OR DESIGNATED AGENCY	
<p>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.</p>	
<p>By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.</p>	

Buyer Initials: [Signature]

Seller Initials: [Signature]

1 **1. By this Agreement** dated August 19, 2023
2 Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.

3 **2. PURCHASE PRICE AND DEPOSITS (4-14)**

4 (A) Purchase Price \$ 375,000.00
5 **(Three Hundred Seventy-Five Thousand** _____ U.S. Dollars), to be paid by Buyer as follows:

- 6 1. Initial Deposit, within _____ days (5 if not specified) of Execution Date,
7 if not included with this Agreement: \$ 10,000.00
- 8 2. Additional Deposit within _____ days of the Execution Date: \$ _____
- 9 3. _____ \$ _____

10 Remaining balance will be paid at settlement.
11 (B) **All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer**
12 **within 30 days of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by per-**
13 **sonal check.**

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

19 **3. SELLER ASSIST (If Applicable) (1-10)**
20 Seller will pay \$ _____ or _____ % of Purchase Price (0 if not specified) toward
21 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
22 approved by mortgage lender.

23 **4. SETTLEMENT AND POSSESSION (1-23)**

24 (A) Settlement Date is October 4, 2023, or before if Buyer and Seller agree.
25 (B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless
26 Buyer and Seller agree otherwise.

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

32 (D) For purposes of prorating real estate taxes, the "periods covered" are as follows:
33 1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31.
34 2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 to December
35 31. School tax bills for all other school districts are for the period from July 1 to June 30.

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

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

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

43 (H) If Seller has identified in writing that the Property is subject to a lease or short-term rental agreement, possession is to be delivered
44 by deed, existing keys and assignment of existing leases and short-term rental agreements for the Property, together with security
45 deposits and interest, if any, at day and time of settlement. Seller will not enter into any new leases or short-term rental agree-
46 ments, nor extend existing leases or short-term rental agreements, for the Property without the written consent of Buyer. Buyer
47 will acknowledge existing lease(s) or short-term rental agreement(s) by initialing the lease(s) or short-term rental agreement(s) at
48 the execution of this Agreement, unless otherwise stated in this Agreement.

49 **Tenant-Occupied Property Addendum (PAR Form TOP) is attached and made part of this Agreement.**

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

51 (A) Written acceptance of all parties will be on or before: September 1, 2023
52 (B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the
53 essence and are binding.

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

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

60 (E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms
61 and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable
62 to all parties, except where restricted by law.
63

64 Buyer Initials: [Signature] ASR Page 2 of 14 Seller Initials: [Signature]
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com 3246 Linden St.

65 6. **ZONING (4-14)**

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

69 **Zoning Classification, as set forth in the local zoning ordinance: Rs-Residential**

70 7. **FIXTURES AND PERSONAL PROPERTY (1-20)**

71 (A) It is possible for certain items of personal property to be so integrated into the Property that they become fixtures and will be
72 regarded as part of the Property and therefore included in a sale. Buyer and Seller are encouraged to be specific when negotiating
73 what items will be included or excluded in this sale.

74 (B) INCLUDED in this sale, unless otherwise stated, are all existing items permanently installed in or on the Property, free of liens,
75 and other items including plumbing; heating; gas fireplace logs; radiator covers; hardwired security systems; thermostats; lighting
76 fixtures (including chandeliers and ceiling fans); pools, spas and hot tubs (including covers and cleaning equipment); electric
77 animal fencing systems (excluding collars); garage door openers and transmitters; mounting brackets and hardware for television
78 and sound equipment; unpotted shrubbery, plantings and trees; smoke detectors and carbon monoxide detectors; sump pumps;
79 storage sheds; fences; mailboxes; wall to wall carpeting; existing window screens, storm windows and screen/storm doors; win-
80 dow covering hardware (including rods and brackets), shades and blinds; awnings; central vacuum system (with attachments);
81 built-in air conditioners; built-in appliances; the range/oven; dishwashers; trash compactors; any remaining heating and cooking
82 fuels stored on the Property at the time of settlement; and, if owned, solar panels, windmills, water treatment systems, propane
83 tanks and satellite dishes. Unless stated otherwise, the following items are included in the sale, at no additional cost: _____
84 _____
85 _____

86 (C) The following items are not owned by Seller and may be subject to a lease or other financing agreement. Contact the provider/
87 vendor for more information (e.g., solar panels, windmills, water treatment systems, propane tanks and satellite dishes): _____
88 _____

89 (D) EXCLUDED fixtures and items: _____
90 _____

91 8. **BUYER FINANCING (8-22)**

92 (A) Buyer may elect to make this Agreement contingent upon obtaining mortgage financing. Regardless of any contingency elected in this
93 Agreement, if Buyer chooses to obtain mortgage financing, the following apply:

94 1. **Buyer will be in default of this Agreement if Buyer furnishes false information** to anyone concerning Buyer's financial
95 and/or employment status, fails to cooperate in good faith with processing the mortgage loan application (including payment
96 for and ordering of appraisal without delay), fails to lock in interest rate(s) as stated below, or otherwise causes the lender to
97 reject, or refuse to approve or issue, a mortgage loan.

98 2. Within _____ days (7 if not specified) from the Execution Date of this Agreement, Buyer will make a completed mortgage
99 application (including payment for and ordering of credit reports without delay) for the mortgage terms and to the mortgage
100 lender(s) identified in Paragraph 8(F), if any, otherwise to a responsible mortgage lender(s) of Buyer's choice. Broker for
101 Buyer, if any, otherwise Broker for Seller, is authorized to communicate with the mortgage lender(s) to assist in the mortgage
102 loan process. Broker for Seller, if any, is permitted to contact the mortgage lender(s) at any time to determine the status of the
103 mortgage loan application.

104 3. Seller will provide access to insurers' representatives and, as may be required by the mortgage lender(s), to surveyors, municipal
105 officials, appraisers, and inspectors.

106 4. If the mortgage lender(s) gives Buyer the right to lock in interest rate(s) at or below the maximum levels desired, Buyer will
107 do so at least 15 DAYS before Settlement Date.

108 (B) The Loan-To-Value ratio (LTV) is used by lenders as one tool to help assess their potential risk of a mortgage loan. A particular
109 LTV may be necessary to qualify for certain loans, or buyers might be required to pay additional fees if the LTV exceeds a spe-
110 cific level. The appraised value of the Property may be used by lenders to determine the maximum amount of a mortgage loan.
111 The appraised value is determined by an independent appraiser, subject to the mortgage lender's underwriter review, and may be
112 higher or lower than the Purchase Price and/or market price of the Property.

113 **FHA/VA, IF APPLICABLE**

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

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

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(D) U.S. Department of Housing and Urban Development (HUD) NOTICE TO PURCHASERS: Buyer's Acknowledgment
 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.
 Buyer will apply for Section 203(k) financing, and this contract is contingent upon mortgage approval (See Paragraph 8(F)) and Buyer's acceptance of additional required repairs as required by the lender.

(E) 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.

(F) Mortgage Contingency
 WAIVED. This sale is NOT contingent on mortgage financing, although Buyer may obtain mortgage financing and/or the parties may include an appraisal contingency. Buyer and Seller understand that the waiver of this contingency does not restrict Buyer's right to obtain mortgage financing for the Property.
 ELECTED. This sale is contingent upon Buyer obtaining mortgage financing according to the terms outlined below. Upon receiving documentation demonstrating the mortgage lender's approval, whether conditional or outright, of Buyer's mortgage application(s) according to the following terms, Buyer will promptly deliver a copy of the documentation to Seller, but in any case no later than _____ (Commitment Date).

First Mortgage on the Property	Second Mortgage on the Property
Loan Amount \$ <u>281,250.00</u>	Loan Amount \$ _____
Minimum Term <u>30</u> years	Minimum Term _____ years
Type of mortgage <u>Conventional</u>	Type of mortgage _____
For conventional loans, the Loan-To-Value (LTV) ratio is not to exceed <u>75.000</u> %	For conventional loans, the Loan-To-Value (LTV) ratio is not to exceed _____ %
Mortgage lender <u>United Wholesale Mortgage</u>	Mortgage lender _____
Interest rate <u>7.800</u> %; however, Buyer agrees to accept the interest rate as may be committed by the mortgage lender, not to exceed a maximum interest rate of <u>8.200</u> %.	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.

- The interest rate(s) and fee(s) provisions in Paragraph 8(F) 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. 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 Buyer and/or the mortgage lender(s) to make the above mortgage term(s) available to Buyer.
- Seller may terminate this Agreement after the Commitment Date by written notice to Buyer if:
 - Seller does not receive a copy of the documentation demonstrating the mortgage lender's conditional or outright approval of Buyer's mortgage application(s) by the Commitment Date,
 - The documentation demonstrating the mortgage lender's conditional or outright approval of Buyer's mortgage application(s) does not satisfy the loan terms outlined in Paragraph 8(F), OR
 - The documentation demonstrating the mortgage lender's conditional or outright approval of Buyer's mortgage application(s) contains any condition not specified in this Agreement (e.g., Buyer must settle on another property, an appraisal must be received by the lender, or the approval 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 Commitment Date, or any extension thereof, other than those conditions that are customarily satisfied at or near settlement (e.g., obtaining insurance, confirming employment).
- Seller's right to terminate continues until Buyer delivers documentation demonstrating the mortgage lender's conditional or outright approval of Buyer's mortgage application(s) to Seller. Until Seller terminates this Agreement pursuant to this Paragraph, Buyer must continue to make a good faith effort to obtain mortgage financing. Termination of this Agreement by Buyer due to the mortgage lender's denial of Buyer's mortgage application(s) may demonstrate bad faith by Buyer and result in the forfeiture of deposit monies to Seller.
- If this Agreement is terminated pursuant to Paragraphs 8(F)(2), or the mortgage loan(s) is not obtained for settlement, all deposit monies will be returned to Buyer according to the terms of Paragraph 26 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).
- If the mortgage lender(s), or a property and casualty 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.
 - 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 28 of this Agreement.

Buyer Initials: [Signature]

Seller Initials: [Signature]

192 b. If Seller will not make the required repairs, or if Seller fails to respond within the stated time, Buyer will.
193 within 5 DAYS, notify Seller of Buyer's choice to:
194 1) Make the repairs/improvements at Buyer's expense, with permission and access to the Property given by Seller, which
195 will not be unreasonably withheld (Seller may require that Buyer sign a pre-settlement possession agreement such as
196 the Pre-Settlement Possession Addendum [PAR Form PRE], which shall not, in and of itself, be considered unreason-
197 able), OR
198 2) Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms
199 of Paragraph 26 of this Agreement.
200 **If Buyer fails to respond** within the time stated above or fails to terminate this Agreement by written notice to Seller
201 within that time, **Buyer will accept the Property**, make the required repairs/improvements at Buyer's expense and agree
202 to the RELEASE in Paragraph 28 of this Agreement.

203 9. **CHANGE IN BUYER'S FINANCIAL STATUS (9-18)**
204 If a change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the
205 Buyer submitted a mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change
206 in employment; failure or loss of sale of Buyer's home; Buyer having incurred a new financial obligation; entry of a judgment against
207 Buyer. **Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to**
208 **purchase.**

209 10. **SELLER REPRESENTATIONS (1-20)**

210 (A) **Status of Water**
211 Seller represents that the Property is served by:
212 Public Water Community Water On-site Water None _____

213 (B) **Status of Sewer**
214 1. Seller represents that the Property is served by:
215 Public Sewer Community Sewage Disposal System Ten-Acre Permit Exemption (see Sewage Notice 2)
216 Individual On-lot Sewage Disposal System (see Sewage Notice 1) Holding Tank (see Sewage Notice 3)
217 Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 4, if applicable)
218 None (see Sewage Notice 1) None Available/Permit Limitations in Effect (see Sewage Notice 5)
219 _____

220 2. **Notices Pursuant to the Pennsylvania Sewage Facilities Act**
221 **Notice 1: There is no currently existing community sewage system available for the subject property.** Section 7 of the
222 Pennsylvania Sewage Facilities Act provides that no person shall install, construct, request bid proposals for construction, alter,
223 repair or occupy any building or structure for which an individual sewage system is to be installed, without first obtaining a
224 permit. Buyer is advised by this notice that, before signing this Agreement, Buyer should contact the local agency charged with
225 administering the Act to determine the procedure and requirements for obtaining a permit for an individual sewage system. The
226 local agency charged with administering the Act will be the municipality where the Property is located or that municipality
227 working cooperatively with others.

228 **Notice 2: This Property is serviced by an individual sewage system installed under the ten-acre permit exemption**
229 **provisions of Section 7 of the Pennsylvania Sewage Facilities Act.** (Section 7 provides that a permit may not be required
230 before installing, constructing, awarding a contract for construction, altering, repairing or connecting to an individual sewage
231 system where a ten-acre parcel or lot is subdivided from a parent tract after January 10, 1987). Buyer is advised that soils and
232 site testing were not conducted and that, should the system malfunction, the owner of the Property or properties serviced by
233 the system at the time of a malfunction may be held liable for any contamination, pollution, public health hazard or nuisance
234 which occurs as a result.

235 **Notice 3: This Property is serviced by a holding tank (permanent or temporary) to which sewage is conveyed by a**
236 **water carrying system and which is designed and constructed to facilitate ultimate disposal of the sewage at another**
237 **site.** Pursuant to the Pennsylvania Sewage Facilities Act, Seller must provide a history of the annual cost of maintaining the
238 tank from the date of its installation or December 14, 1995, whichever is later.

239 **Notice 4: An individual sewage system has been installed at an isolation distance from a well that is less than the dis-**
240 **tance specified by regulation.** The regulations at 25 Pa. Code §73.13 pertaining to minimum horizontal isolation distances
241 provide guidance. Subsection (b) of §73.13 states that the minimum horizontal isolation distance between an individual water
242 supply or water supply system suction line and treatment tanks shall be 50 feet. Subsection (c) of §73.13 states that the hor-
243 izontal isolation distance between the individual water supply or water supply system suction line and the perimeter of the
244 absorption area shall be 100 feet.

245 **Notice 5: This lot is within an area in which permit limitations are in effect and is subject to those limitations.** Sewage
246 facilities are not available for this lot and construction of a structure to be served by sewage facilities may not begin until
247 the municipality completes a major planning requirement pursuant to the Pennsylvania Sewage Facilities Act and regulations
248 promulgated thereunder.

249 (C) **Historic Preservation**
250 Seller is not aware of historic preservation restrictions regarding the Property unless otherwise stated here: _____
251 _____

252 (D) **Land Use Restrictions**
253 1. Property, or a portion of it, is subject to land use restrictions and may be preferentially assessed for tax purposes under the
254 following Act(s) (see Notices Regarding Land Use Restrictions below):
255 Agricultural Area Security Law (Right-to-Farm Act; Act 43 of 1981; 3 P.S. § 901 et seq.)
256 Farmland and Forest Land Assessment Act (Clean and Green Program; Act 319 of 1974; 72 P.S. § 5490.1 et seq.)

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- Open Space Act (Act 442 of 1967; 32 P.S. § 5001 et seq.)
- Conservation Reserve Program (16 U.S.C. § 3831 et seq.)
- Other _____

2. **Notices Regarding Land Use Restrictions**

- a. **Pennsylvania Right-To-Farm Act:** The property you are buying may be located in an area where agricultural operations take place. Pennsylvania protects agricultural resources for the production of food and agricultural products. The law limits circumstances where normal agricultural operations may be subject to nuisance lawsuits or restrictive ordinances.
- b. **Clean and Green Program:** Properties enrolled in the Clean and Green Program receive preferential property tax assessment. Buyer and Seller have been advised of the need to contact the County Tax Assessment Office before the execution of this Agreement to determine the property tax implications that will or may result from the sale of the Property, or that may result in the future as a result of any change in use of the Property or the land from which it is being separated.
- c. **Open Space Act:** This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. Buyer has been advised of the need to determine the restrictions that will apply from the sale of the Property to Buyer and the property tax implications that will or may result from a change in use of the Property, or any portion of it. Buyer is further advised to determine the term of any covenant now in effect.
- d. **Conservation Reserve (Enhancement) Program:** Properties enrolled in the Conservation Reserve Program or CREP are environmentally-sensitive areas, the owners of which receive compensation in exchange for an agreement to maintain the land in its natural state. Contracts last from 10 to 15 years and carry penalties to Seller if terminated early by Buyer. Buyer has been advised of the need to determine the restrictions on development of the Property and the term of any contract now in effect. Seller is advised to determine the financial implications that will or may result from the sale of the Property.

(E) **Real Estate Seller Disclosure Law**

Generally, 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. 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.

(F) **Public and/or Private Assessments**

- 1. 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 (excluding assessed value) 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: _____
- 2. Seller knows of no other potential notices (including violations) and/or assessments except as follows: _____

(G) **Highway Occupancy Permit**

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

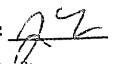
(H) **Internet of Things (IoT) Devices**

- 1. The presence of smart and green home devices that are capable of connecting to the Internet, directly or indirectly, and the data stored on those various devices make up a digital ecosystem in the Property sometimes referred to as the "Internet of Things (IoT)." Buyer and Seller acknowledge that IoT devices may transmit data to third parties outside of the control of their owner.
- 2. On or before settlement, Seller will make a reasonable effort to clear all data stored on all IoT devices located on the Property and included in the sale. Seller further acknowledges that all personal devices owned by Seller (including but not limited to cellular telephones, personal computers and tablets) having connectivity to any IoT device(s) located on the Property will be disconnected and cleared of relevant data prior to settlement. Further, no attempts will be made after settlement by Seller or anyone on Seller's behalf to access any IoT devices remaining on the Property.
- 3. Following settlement, Buyer will make a reasonable effort to clear all stored data from any IoT device(s) remaining on the Property and to restrict access to said devices by Seller, Seller's agents or any third party to whom Seller may have previously provided access. This includes, but is not limited to, restoring IoT devices to original settings, changing passwords or codes, updating network settings and submitting change of ownership and contact information to device manufacturers and service providers.
- 4. This paragraph will survive settlement.

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 28 of this Agreement.**

320 Buyer Initials: 

Seller Initials: 

321 12. BUYER'S DUE DILIGENCE/INSPECTIONS (1-23)

322 (A) Rights and Responsibilities

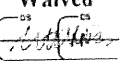
- 323 1. Seller will provide access to insurers' representatives and, as may be required by this Agreement or by mortgage lender(s), to
- 324 surveyors, municipal officials, appraisers and inspectors; in addition, unless otherwise agreed, only Parties and their real estate
- 325 licensee(s) may attend any inspections.
- 326 2. Buyer may make two pre-settlement walk-through inspections of the Property for the limited purpose of determining that the
- 327 condition of the Property is as required by this Agreement and any addenda. Buyer's right to these inspections is not waived
- 328 by any other provision of this Agreement.
- 329 3. **Seller will have heating and all utilities (including fuel(s)) on for all inspections/appraisals.**
- 330 4. All inspectors, including home inspectors, are authorized by Buyer to provide a copy of any inspection Report to Broker for
- 331 Buyer.
- 332 5. Seller has the right, upon request, to receive a free copy of any inspection Report from the party for whom it was prepared.
- 333 Unless otherwise stated, Seller does not have the right to receive a copy of any lender's appraisal report.

334 (B) Buyer waives or elects at Buyer's expense to have the following inspections, certifications, and investigations (referred to as
335 "Inspection" or "Inspections") performed by professional contractors, home inspectors, engineers, architects and other properly
336 licensed or otherwise qualified professionals. All inspections shall be non-invasive, unless otherwise agreed in writing. If the same
337 inspector is inspecting more than one system, the inspector must comply with the Home Inspection Law. (See Paragraph 12(D)
338 for Notices Regarding Property and Environmental Inspections)

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

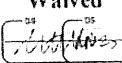
342 **Home/Property Inspections and Environmental Hazards (mold, etc.)**

343 **Elected** Buyer may conduct an inspection of the Property's structural components; roof; exterior windows and exterior
344 doors; exterior building material, fascia, gutters and downspouts; swimming pools, hot tubs and spas; appliances;
345 electrical systems; interior and exterior plumbing; public sewer systems; heating and cooling systems; water penetra-
346 tion; electromagnetic fields; wetlands and flood plain delineation; structure square footage; mold and other environ-
347 mental hazards (e.g., fungi, indoor air quality, asbestos, underground storage tanks, etc.); and any other items Buyer
348 may select. If Buyer elects to have a home inspection of the Property, as defined in the Home Inspection Law, the
349 home inspection must be performed by a full member in good standing of a national home inspection association,
350 or a person supervised by a full member of a national home inspection association, in accordance with the ethical
351 standards and code of conduct or practice of that association, or by a properly licensed or registered engineer or
352 architect. (See Notices Regarding Property & Environmental Inspections)

Waived


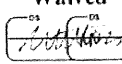
353 **Wood Infestation**

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

Waived


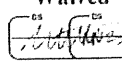
363 **Deeds, Restrictions and Zoning**

364 **Elected** Buyer may investigate easements, deed and use restrictions (including any historic preservation restrictions or ordi-
365 nances) that apply to the Property and review local zoning ordinances. Buyer may verify that the present use of the
366 Property (such as in-law quarters, apartments, home office, day care, commercial or recreational vehicle parking,
367 short-term rentals) is permitted and may elect to make the Agreement contingent upon an anticipated use. Present
368 use: _____

Waived


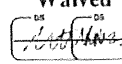
369 **Water Service**

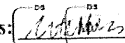
370 **Elected** Buyer may obtain an Inspection of the quality and quantity of the water system from a properly licensed or otherwise
371 qualified water/well testing company. If and as required by the inspection company, Seller, at Seller's expense, will
372 locate and provide access to the on-site (or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


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374 **Radon**

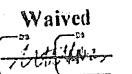
375 **Elected** Buyer may obtain a radon test of the Property from a certified inspector. The U.S. Environmental Protection
376 Agency (EPA) advises corrective action if the average annual exposure to radon is equal to or higher than 0.02
377 working levels or 4 picoCuries/liter (4pCi/L). Radon is a natural, radioactive gas that is produced in the ground
378 by the normal decay of uranium and radium. Studies indicate that extended exposure to high levels of radon gas can
379 increase the risk of lung cancer. Radon can find its way into any air-space and can permeate a structure. If a
380 house has a radon problem, it usually can be cured by increased ventilation and/or by preventing radon entry. Any
381 person who tests, mitigates or safeguards a building for radon in Pennsylvania must be certified by the Department
382 of Environmental Protection. Information about radon and about certified testing or mitigation firms is available
383 through Department of Environmental Protection, Bureau of Radiation Protection, 13th Floor, Rachel Carson State
384 Office Building, P.O. Box 8469, Harrisburg, PA 17105-8469, (800) 23RADON or (717) 783-3594. www.epa.gov

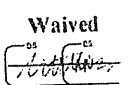
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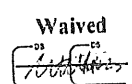
385 Buyer Initials: 

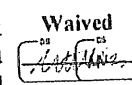
Seller Initials: 

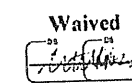
- 386 **On-lot Sewage (If Applicable)**
- 387 **Elected** Buyer may obtain an Inspection of the individual on-lot sewage disposal system, which may include a hydraulic
- 388 load test, from a qualified, professional inspector. If and as required by the inspection company, Seller, at Seller's
- 389 expense, will locate, provide access to, empty the individual on-lot sewage disposal system and provide all water
- 390 needed, unless otherwise agreed. Seller will restore the Property to its previous condition, at Seller's expense.
- 391 prior to settlement. See Paragraph 13(C) for more information regarding the Individual On-lot Sewage Inspection
- 392 Contingency.
- 393 **Property and Flood Insurance**
- 394 **Elected** Buyer may determine the insurability of the Property by making application for property and casualty insurance
- 395 for the Property to a responsible insurer. Broker for Buyer, if any, otherwise Broker for Seller, may communicate
- 396 with the insurer to assist in the insurance process. If the Property is located in a specially-designated flood zone,
- 397 Buyer may be required to carry flood insurance at Buyer's expense, which may need to be ordered 14 days or more
- 398 prior to Settlement Date. Revised flood maps and changes to Federal law may substantially increase future flood
- 399 insurance premiums or require insurance for formerly exempt properties. Buyer should consult with one or more
- 400 flood insurance agents regarding the need for flood insurance and possible premium increases.
- 401 **Property Boundaries**
- 402 **Elected** Buyer may engage the services of a surveyor, title abstractor, or other qualified professional to assess the legal
- 403 description, certainty and location of boundaries and/or quantum of land. Most sellers have not had the Property
- 404 surveyed as it is not a requirement of property transfer in Pennsylvania. Any fences, hedges, walls and other natural
- 405 or constructed barriers may or may not represent the true boundary lines of the Property. Any numerical represen-
- 406 tations of size of property are approximations only and may be inaccurate.
- 407 **Lead-Based Paint Hazards (For Properties built prior to 1978 only)**
- 408 **Elected** Before Buyer is obligated to purchase a residential dwelling built prior to 1978, Buyer has the option to conduct
- 409 a risk assessment and/or inspection of the Property for the presence of lead-based paint and/or lead-based paint
- 410 hazards. **Regardless of whether this inspection is elected or waived, the Residential Lead-Based Paint Hazard**
- 411 **Reduction Act requires a seller of property built prior to 1978 to provide the Buyer with an EPA-approved**
- 412 **lead hazards information pamphlet titled "Protect Your Family from Lead in Your Home," along with a**
- 413 **separate form, attached to this Agreement, disclosing Seller's knowledge of lead-based paint hazards and any**
- 414 **lead-based paint records regarding the Property.**
- 415 **Other**
- 416 **Elected** _____
- 417 _____

Waived


Waived


Waived


Waived


Waived


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

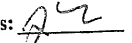
(D) Notices Regarding Property & Environmental Inspections

1. **Exterior Building Materials:** Poor or improper installation of exterior building materials may result in moisture penetrating the surface of a structure where it may cause mold and damage to the building's frame.
2. **Asbestos:** Asbestos is linked with several adverse health effects, including various forms of cancer.
3. **Environmental Hazards:** The U.S. Environmental Protection Agency has a list of hazardous substances, the use and disposal of which are restricted by law. Generally, if hazardous substances are found on a property, it is the property owner's responsibility to dispose of them properly.
4. **Wetlands:** Wetlands are protected by the federal and state governments. Buyer may wish to hire an environmental engineer to investigate whether the Property is located in a wetlands area to determine if permits for plans to build, improve or develop the property would be affected or denied because of its location in a wetlands area.
5. **Mold, Fungi and Indoor Air Quality:** Indoor mold contamination and the inhalation of bioaerosols (bacteria, mold spores, pollen and viruses) have been associated with allergic responses.
6. **Additional Information:** Inquiries or requests for more information about asbestos and other hazardous substances can be directed to the U.S. Environmental Protection Agency, Ariel Rios Building, 1200 Pennsylvania Ave., N.W., Washington, D.C. 20460, (202) 272-0167, and/or the Department of Health, Commonwealth of Pennsylvania, Division of Environmental Health, Harrisburg, PA 17120. Information about indoor air quality issues is available through the Pennsylvania Department of Health and may be obtained by contacting Health & Welfare Building, 8th Floor West, 625 Forster St., Harrisburg, PA 17120, or by calling 1-877-724-3258.

13. INSPECTION CONTINGENCY (10-18)

- (A) The Contingency Period is _____ days (10 if not specified) from the Execution Date of this Agreement for each Inspection elected in Paragraph 12(C).
- (B) **Within the stated Contingency Period** and as the result of any Inspection elected in Paragraph 12(C), except as stated in Paragraph 13(C):
 1. If the results of the inspections elected in Paragraph 12(C) are satisfactory to Buyer, Buyer WILL present all Report(s) in their entirety to Seller, accept the Property with the information stated in the Report(s) and agree to the RELEASE in Paragraph 28 of this Agreement, OR
 2. If the results of any inspection elected in Paragraph 12(C) are unsatisfactory to Buyer, Buyer WILL present all Report(s) in their entirety to Seller and terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 26 of this Agreement, OR

Buyer Initials: 

Seller Initials: 

451 3. If the results of any inspection elected in Paragraph 12(C) are unsatisfactory to Buyer, Buyer WILL **present all Report(s) in**
452 **their entirety to Seller with a Written Corrective Proposal ("Proposal") listing corrections and/or credits desired by**
453 **Buyer.**

454 The Proposal may, but is not required to, include the name(s) of a properly licensed or qualified professional(s) to perform
455 the corrections requested in the Proposal, provisions for payment, including retests, and a projected date for completion of
456 the corrections. Buyer agrees that Seller will not be held liable for corrections that do not comply with mortgage lender or
457 governmental requirements if performed in a workmanlike manner according to the terms of Buyer's Proposal.

458 a. Following the end of the Contingency Period, Buyer and Seller will have _____ days (5 if not specified) for a Negotiation
459 Period. During the Negotiation Period:

- 460 (1) Seller will acknowledge in writing Seller's agreement to satisfy all the terms of Buyer's Proposal OR
461 (2) Buyer and Seller will negotiate another mutually acceptable written agreement, providing for any repairs or improve-
462 ments to the Property and/or any credit to Buyer at settlement, as acceptable to the mortgage lender, if any.

463 If Seller agrees to satisfy all the terms of Buyer's Proposal, or Buyer and Seller enter into another mutually acceptable
464 written agreement, Buyer accepts the Property and agrees to the RELEASE in Paragraph 28 of this Agreement and the
465 Negotiation Period ends.

466 b. If no mutually acceptable written agreement is reached, or if Seller fails to respond during the Negotiation Period, within
467 _____ days (2 if not specified) **following the end of the Negotiation Period**, Buyer will:

- 468 (1) Accept the Property with the information stated in the Report(s) and agree to the RELEASE in Paragraph 28 of this
469 Agreement, OR
470 (2) Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms
471 of Paragraph 26 of this Agreement.

472 **If Buyer and Seller do not reach a mutually acceptable written agreement, and Buyer does not terminate this Agreement**
473 **by written notice to Seller within the time allotted in Paragraph 13(B)(3)(b), Buyer will accept the Property and agree**
474 **to the RELEASE in Paragraph 28 of this Agreement. Ongoing negotiations do not automatically extend the Negotiation**
475 **Period.**

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

- 481 1. Agree to the terms of the Proposal, accept the Property and agree to the RELEASE in Paragraph 28 of this Agreement, OR
482 2. Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of
483 Paragraph 26 of this Agreement, OR
484 3. Accept the Property and the existing system and agree to the RELEASE in Paragraph 28 of this Agreement. If required by
485 any mortgage lender and/or any governmental authority, Buyer will correct the defects before settlement or within the time
486 required by the mortgage lender and/or governmental authority, at Buyer's sole expense, with permission and access to the
487 Property given by Seller, which may not be unreasonably withheld. If Seller denies Buyer permission and/or access to correct
488 the defects, Buyer may, within 5 DAYS of Seller's denial, terminate this Agreement by written notice to Seller, with all
489 deposit monies returned to Buyer according to the terms of Paragraph 26 of this Agreement.

490 **If Buyer fails to respond** within the time stated in Paragraph 13(C) **or fails to terminate** this Agreement by written notice to
491 Seller within that time, **Buyer will accept the Property** and agree to the RELEASE in Paragraph 28 of this Agreement.

492 **14. TITLES, SURVEYS AND COSTS (6-20)**

493 (A) Within _____ days (7 if not specified) from the Execution Date of this Agreement, Buyer will order from a reputable title company
494 for delivery to Seller a comprehensive title report on the Property. Upon receipt, Buyer will deliver a free copy of the title report
495 to Seller.


496 (B) Buyer is encouraged to obtain an owner's title insurance policy to protect Buyer. An owner's title insurance policy is different
497 from a lender's title insurance policy, which will not protect Buyer from claims and attacks on the title. Owner's title insurance
498 policies come in standard and enhanced versions; **Buyer should consult with a title insurance agent about Buyer's options.**
499 Buyer agrees to release and discharge any and all claims and losses against Broker for Buyer should Buyer neglect to obtain an
500 owner's title insurance policy.

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

504 (D) Any survey or surveys required by the title insurance company or the abstracting company for preparing an adequate legal descrip-
505 tion of the Property (or the correction thereof) will be obtained and paid for by Seller. Any survey or surveys desired by Buyer or
506 required by the mortgage lender will be obtained and paid for by Buyer.

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

511 (F) If a change in Seller's financial status affects Seller's ability to convey title to the Property on or before the Settlement Date, or
512 any extension thereof, Seller shall promptly notify Buyer in writing. A change in financial status includes, but is not limited to,
513 Seller filing bankruptcy; filing of a foreclosure lawsuit against the Property; entry of a monetary judgment against Seller; notice
514 of public tax sale affecting the Property; and Seller learning that the sale price of the Property is no longer sufficient to satisfy all
515 liens and encumbrances against the Property.

516 Buyer Initials: 

Seller Initials: 

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(G) If Seller is unable to give good and marketable title that is insurable by a reputable title insurance company at the regular rates, as specified in Paragraph 14(E). Buyer may terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 26 of this Agreement, or take such title as Seller can convey. If the title condition precludes Seller from conveying title, Buyer's sole remedy shall be to terminate this Agreement. Upon termination, all deposit monies shall be returned to Buyer according to the terms of Paragraph 26 of this Agreement and Seller will reimburse Buyer for any costs incurred by Buyer for any inspections or certifications obtained according to the terms of this Agreement, and for those items specified in Paragraph 14(C) items (1), (2), (3) and in Paragraph 14(D).

(H) Oil, gas, mineral, or other rights of this Property may have been previously conveyed or leased, and Sellers make no representation about the status of those rights unless indicated elsewhere in this Agreement.
 Oil, Gas and Mineral Rights Addendum (PAR Form OGM) is attached to and made part of this Agreement.

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

(J) The Property is not a "recreational cabin" as defined in the Pennsylvania Construction Code Act unless otherwise stated here:

(K) 1. This property is not subject to a Private Transfer Fee Obligation unless otherwise stated here: _____
 Private Transfer Fee Addendum (PAR Form PTF) is attached to and made part of this Agreement.
2. **Notices Regarding Private Transfer Fees:** In Pennsylvania, Private Transfer Fees are defined and regulated in the Private Transfer Fee Obligation Act (Act 1 of 2011; 68 Pa.C.S. §§ 8101, et. seq.), which defines a Private Transfer Fee as "a fee that is payable upon the transfer of an interest in real property, or payable for the right to make or accept the transfer, if the obligation to pay the fee or charge runs with title to the property or otherwise binds subsequent owners of property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property, the purchase price or other consideration given for the transfer." A Private Transfer Fee must be properly recorded to be binding, and sellers must disclose the existence of the fees to prospective buyers. Where a Private Transfer Fee is not properly recorded or disclosed, the Act gives certain rights and protections to buyers.

15. NOTICES, ASSESSMENTS AND MUNICIPAL REQUIREMENTS (9-18)

(A) In the event any notices of public and/or private assessments as described in Paragraph 10(F) (excluding assessed value) 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 28 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 28 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 26 of this Agreement.

If Buyer fails to respond within the time stated in Paragraph 15(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 28 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 28 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) Accept a temporary access certificate or temporary use and occupancy certificate, agree to the RELEASE in Paragraph 28 of this Agreement and make the repairs at Buyer's expense after settlement. OR
 - (2) Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 26 of this Agreement.

If Buyer fails to respond within the time stated in Paragraph 15(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 28 of this

Seller Initials: AC
3246 Linden St.

Buyer Initials: [Signature]

582 Agreement, and **Buyer accepts the responsibility to perform the repairs/improvements** according to the terms of the
583 notice provided by the municipality.
584 2. If repairs/improvements are required and Seller fails to provide a copy of the notice to Buyer as required in this Paragraph.
585 Seller will perform all repairs/improvements as required by the notice at Seller's expense. **Paragraph 15(B)(2) will survive**
586 **settlement.**

587 **16. CONDOMINIUM/PLANNED COMMUNITY (HOMEOWNER ASSOCIATIONS) NOTICE (9-16)**

588 (A) Property is NOT a Condominium or part of a Planned Community unless checked below.

- 589 CONDOMINIUM. The Property is a unit of a condominium that is primarily run by a unit owners' association. Section 3407
590 of the Uniform Condominium Act of Pennsylvania requires Seller to furnish Buyer with a Certificate of Resale and copies of
591 the condominium declaration (other than plats and plans), the bylaws and the rules and regulations of the association.
592 PLANNED COMMUNITY (HOMEOWNER ASSOCIATION). The Property is part of a planned community as defined by
593 the Uniform Planned Community Act. Section 5407(a) of the Act requires Seller to furnish Buyer with a copy of the decla-
594 ration (other than plats and plans), the bylaws, the rules and regulations of the association, and a Certificate containing the
595 provisions set forth in Section 5407(a) of the Act.

596 (B) **THE FOLLOWING APPLIES TO INITIAL SALES OF PROPERTIES THAT ARE PART OF A CONDOMINIUM**
597 **OR A PLANNED COMMUNITY:**

598 If this is the first sale of the property after creation of the condominium or planned community (therefore a sale by the Declarant).
599 Seller shall furnish Buyer with a Public Offering Statement no later than the date Buyer executes this Agreement. Buyer may void
600 this Agreement within 15 days (if a condominium) or within 7 days (if part of a planned community) after receipt of the Public
601 Offering Statement or any amendment to the Statement that materially and adversely affects Buyer. Upon Buyer declaring this
602 Agreement void, all deposit monies will be returned to Buyer according to the terms of Paragraph 26 of this Agreement.

603 (C) **THE FOLLOWING APPLIES TO REALES OF PROPERTIES THAT ARE PART OF A CONDOMINIUM OR A**
604 **PLANNED COMMUNITY:**

- 605 1. Within 15 DAYS from the Execution Date of this Agreement, Seller, at Seller's expense, will request from the association
606 a Certificate of Resale and any other documents necessary to enable Seller to comply with the relevant Act. The Act provides
607 that the association is required to provide these documents within 10 days of Seller's request.
608 2. Seller will promptly deliver to Buyer all documents received from the association. Under the Act, Seller is not liable to Buyer
609 for the failure of the association to provide the Certificate in a timely manner or for any incorrect information provided by the
610 association in the Certificate.
611 3. The Act provides that Buyer may declare this Agreement VOID at any time before Buyer receives the association documents
612 and for 5 days after receipt, OR until settlement, whichever occurs first. Buyer's notice to Seller must be in writing; upon
613 Buyer declaring this Agreement void, all deposit monies will be returned to Buyer according to the terms of Paragraph 26 of
614 this Agreement.
615 4. If the association has the right to buy the Property (right of first refusal), and the association exercises that right, Seller will
616 reimburse Buyer for any costs incurred by Buyer for any inspections or certifications obtained according to the terms of the
617 Agreement, and any costs incurred by Buyer for: (1) Title search, title insurance and/or mechanics' lien insurance, or any fee
618 for cancellation; (2) Flood insurance, fire insurance, hazard insurance, mine subsidence insurance, or any fee for cancellation;
619 (3) Appraisal fees and charges paid in advance to mortgage lender.

620 **17. REAL ESTATE TAXES AND ASSESSED VALUE (4-14)**

621 In Pennsylvania, taxing authorities (school districts and municipalities) and property owners may appeal the assessed value of a prop-
622 erty at the time of sale, or at any time thereafter. A successful appeal by a taxing authority may result in a higher assessed value for
623 the property and an increase in property taxes. Also, periodic county-wide property reassessments may change the assessed value of
624 the property and result in a change in property tax.

625 **18. MAINTENANCE AND RISK OF LOSS (1-14)**

626 (A) Seller will maintain the Property (including, but not limited to, structures, grounds, fixtures, appliances, and personal property)
627 specifically listed in this Agreement in its present condition, normal wear and tear excepted.

628 (B) If any part of the Property included in the sale fails before settlement, Seller will:

- 629 1. Repair or replace that part of the Property before settlement, OR
630 2. Provide prompt written notice to Buyer of Seller's decision to:
631 a. Credit Buyer at settlement for the fair market value of the failed part of the Property, as acceptable to the mortgage lender,
632 if any, OR
633 b. Not repair or replace the failed part of the Property, and not credit Buyer at settlement for the fair market value of the failed
634 part of the Property.
635 3. If Seller does not repair or replace the failed part of the Property or agree to credit Buyer for its fair market value, **or if Seller**
636 **fails to notify Buyer of Seller's choice**, Buyer will notify Seller in writing within 5 DAYS or before Settlement Date,
637 whichever is earlier, that Buyer will:
638 a. Accept the Property and agree to the RELEASE in Paragraph 28 of this Agreement, OR
639 b. Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of
640 Paragraph 26 of this Agreement.

641 **If Buyer fails to respond** within the time stated in Paragraph 18(B)(3) **or fails to terminate** this Agreement by written notice
642 to Seller within that time, **Buyer will accept the Property** and agree to the RELEASE in Paragraph 28 of this Agreement.

643 (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
644 replaced prior to settlement, Buyer will:

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1. Accept the Property in its then current condition together with the proceeds of any insurance recovery obtainable by Seller. OR
2. Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 26 of this Agreement.

19. HOME WARRANTIES (1-10)

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

20. RECORDING (9-05)

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 causes or permits this Agreement to be recorded, Seller may elect to treat such act as a default of this Agreement.

21. ASSIGNMENT (1-10)

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

22. GOVERNING LAW, VENUE AND PERSONAL JURISDICTION (9-05)

- (A) The validity and construction of this Agreement, and the rights and duties of the parties, will be governed in accordance with the laws of the Commonwealth of Pennsylvania.
- (B) The parties agree that any dispute, controversy or claim arising under or in connection with this Agreement or its performance by either party submitted to a court shall be filed exclusively by and in the state or federal courts sitting in the Commonwealth of Pennsylvania.

23. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA) (1-17)

The disposition of a U.S. real property interest by a foreign person (the transferor) is subject to the Foreign Investment in Real Property Tax Act of 1980 (FIRPTA) income tax withholding. FIRPTA authorized the United States to tax foreign persons on dispositions of U.S. real property interests. This includes but is not limited to a sale or exchange, liquidation, redemption, gift, transfers, etc. Persons purchasing U.S. real property interests (transferee) from foreign persons, certain purchasers' agents, and settlement officers are required to withhold up to 15 percent of the amount realized (special rules for foreign corporations). Withholding is intended to ensure U.S. taxation of gains realized on disposition of such interests. The transferee/Buyer is the withholding agent. If you are the transferee/Buyer you must find out if the transferor is a foreign person as defined by the Act. If the transferor is a foreign person and you fail to withhold, you may be held liable for the tax.

24. NOTICE REGARDING CONVICTED SEX OFFENDERS (MEGAN'S LAW) (4-14)

The Pennsylvania General Assembly has passed legislation (often referred to as "Megan's Law," 42 Pa.C.S. § 9791 et seq.) providing for community notification of the presence of certain convicted sex offenders. **Buyers are encouraged to contact the municipal police department or the Pennsylvania State Police** for information relating to the presence of sex offenders near a particular property, or to check the information on the Pennsylvania State Police Web site at www.pameganslaw.state.pa.us.

25. REPRESENTATIONS (1-10)

- (A) All representations, claims, advertising, promotional activities, brochures or plans of any kind made by Seller, Brokers, their licensees, employees, officers or partners are not a part of this Agreement unless expressly incorporated or stated in this Agreement. This Agreement contains the whole agreement between Seller and Buyer, and there are no other terms, obligations, covenants, representations, statements or conditions, oral or otherwise, of any kind whatsoever concerning this sale. This Agreement will not be altered, amended, changed or modified except in writing executed by the parties.
- (B) Unless otherwise stated in this Agreement, **Buyer has inspected the Property** (including fixtures and any personal property specifically listed herein) **before signing this Agreement or has waived the right to do so, and agrees to purchase the Property IN ITS PRESENT CONDITION**, subject to inspection contingencies elected in this Agreement. Buyer acknowledges that Brokers, their licensees, employees, officers or partners have not made an independent examination or determination of the structural soundness of the Property; the age or condition of the components, environmental conditions, the permitted uses, nor o conditions existing in the locale where the Property is situated; nor have they made a mechanical inspection of any of the system contained therein.
- (C) Any repairs required by this Agreement will be completed in a workmanlike manner.
- (D) Broker(s) have provided or may provide services to assist unrepresented parties in complying with this Agreement.

26. DEFAULT, TERMINATION AND RETURN OF DEPOSITS (1-18)

- (A) Where Buyer terminates this Agreement pursuant to any right granted by this Agreement, Buyer will be entitled to a return of a deposit monies paid on account of Purchase Price pursuant to the terms of Paragraph 26(B), and this Agreement will be VOID. Termination of this Agreement may occur for other reasons giving rise to claims by Buyer and/or Seller for the deposit monies.
- (B) Regardless of the apparent entitlement to deposit monies, Pennsylvania law does not allow a Broker holding deposit monies to determine who is entitled to the deposit monies when settlement does not occur. Broker can only release the deposit monies:
 1. If this Agreement is terminated prior to settlement and there is no dispute regarding deposit monies.
 2. If, after Broker has received deposit monies, Broker receives a written agreement that is signed by Buyer and Seller, directing Broker how to distribute some or all of the deposit monies.
 3. According to the terms of a final order of court.
 4. According to the terms of a prior written agreement between Buyer and Seller that directs the Broker how to distribute deposit monies if there is a dispute between the parties that is not resolved. (See Paragraph 26(C))

Buyer Initials: 

Seller Initials: 

- 711 (C) Buyer and Seller agree that if there is a dispute over the entitlement to deposit monies that is unresolved _____ 7 _____ days (180 if not
712 specified) after the Settlement Date stated in Paragraph 4(A) (or any written extensions thereof) or following termination of the
713 Agreement, whichever is earlier, then the Broker holding the deposit monies will, within 30 days of receipt of Buyer's written
714 request, distribute the deposit monies to Buyer unless the Broker is in receipt of verifiable written notice that the dispute is the
715 subject of litigation or mediation. If Broker has received verifiable written notice of litigation or mediation prior to the receipt of
716 Buyer's request for distribution, Broker will continue to hold the deposit monies until receipt of a written distribution agreement
717 between Buyer and Seller or a final court order. Buyer and Seller are advised to initiate litigation or mediation for any portion of
718 the deposit monies prior to any distribution made by Broker pursuant to this paragraph. Buyer and Seller agree that the distribution
719 of deposit monies based upon the passage of time does not legally determine entitlement to deposit monies, and that the parties
720 maintain their legal rights to pursue litigation even after a distribution is made.
- 721 (D) Buyer and Seller agree that a Broker who holds or distributes deposit monies pursuant to the terms of Paragraph 26 or Pennsylvania
722 law will not be liable. Buyer and Seller agree that if any Broker or affiliated licensee is named in litigation regarding deposit
723 monies, the attorneys' fees and costs of the Broker(s) and licensee(s) will be paid by the party naming them in litigation.
- 724 (E) Seller has the option of retaining all sums paid by Buyer, including the deposit monies, should Buyer:
- 725 1. Fail to make any additional payments as specified in Paragraph 2, OR
- 726 2. Furnish false or incomplete information to Seller, Broker(s), or any other party identified in this Agreement concerning
727 Buyer's legal or financial status, OR
- 728 3. Violate or fail to fulfill and perform any other terms or conditions of this Agreement.
- 729 (F) **Unless otherwise checked in Paragraph 26(G),** Seller may elect to retain those sums paid by Buyer, including deposit monies:
- 730 1. On account of purchase price, OR
- 731 2. As monies to be applied to Seller's damages, OR
- 732 3. As liquidated damages for such default.
- 733 (G) **SELLER IS LIMITED TO RETAINING THOSE SUMS PAID BY BUYER, INCLUDING DEPOSIT MONIES, AS**
734 **LIQUIDATED DAMAGES.**
- 735 (H) If Seller retains all sums paid by Buyer, including deposit monies, as liquidated damages pursuant to Paragraph 26(F) or (G), Buyer
736 and Seller are released from further liability or obligation and this Agreement is VOID.
- 737 (I) Brokers and licensees are not responsible for unpaid deposits.


738 27. **MEDIATION (7-20)**
739 Buyer and Seller will submit all disputes or claims that arise from this Agreement, including disputes and claims over deposit monies,
740 to mediation. Mediation will be conducted in accordance with the Rules and Procedures of the Home Sellers/Home Buyers Dispute
741 Resolution System, unless it is not available, in which case Buyer and Seller will mediate according to the terms of the mediation
742 system offered or endorsed by the local Association of Realtors®. Mediation fees, contained in the mediator's fee schedule, will be
743 divided equally among the parties and will be paid before the mediation conference. Legal proceedings may be initiated prior to the
744 completion of the mediation process to stop any statute of limitations from expiring and for the purpose of indexing a lis pendens
745 by Buyer to prevent the transfer of title to a third party when Buyer is seeking to purchase the Property. The parties agree that all
746 proceedings shall be stayed until the completion of mediation and that a court of competent jurisdiction may award attorneys' fees to
747 the prevailing party should the court find that a party has unreasonably breached this provision or acted in bad faith. Any agreement
748 reached through mediation and signed by the parties will be binding. Any agreement to mediate disputes or claims arising from this
749 Agreement will survive settlement.

750 28. **RELEASE (9-05)**
751 **Buyer releases, quit claims and forever discharges SELLER, ALL BROKERS, their LICENSEES, EMPLOYEES and any**
752 **OFFICER or PARTNER of any one of them and any other PERSON, FIRM or CORPORATION who may be liable by or**
753 **through them, from any and all claims, losses or demands, including, but not limited to, personal injury and property damage and**
754 **all of the consequences thereof, whether known or not, which may arise from the presence of termites or other wood-boring insects,**
755 **radon, lead-based paint hazards, mold, fungi or indoor air quality, environmental hazards, any defects in the individual on-lot sewage**
756 **disposal system or deficiencies in the on-site water service system, or any defects or conditions on the Property. Should Seller be in**
757 **default under the terms of this Agreement or in violation of any Seller disclosure law or regulation, this release does not deprive Buyer**
758 **of any right to pursue any remedies that may be available under law or equity. This release will survive settlement.**

759 29. **REAL ESTATE RECOVERY FUND (4-18)**
760 A Real Estate Recovery Fund exists to reimburse any persons who have obtained a final civil judgment against a Pennsylvania real
761 estate licensee (or a licensee's affiliates) owing to fraud, misrepresentation, or deceit in a real estate transaction and who have been
762 unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-
763 3658.

764 30. **COMMUNICATIONS WITH BUYER AND/OR SELLER (1-10)**
765 (A) If Buyer is obtaining mortgage financing, Buyer shall promptly deliver to Broker for Buyer, if any, a copy of all Loan Estimate(s)
766 and Closing Disclosure(s) upon receipt.
767 (B) Wherever this Agreement contains a provision that requires or allows communication/delivery to a Buyer, that provision shall be
768 satisfied by communication/delivery to the Broker for Buyer, if any, **except for documents required to be delivered pursuant**
769 **to Paragraph 16.** If there is no Broker for Buyer, those provisions may be satisfied only by communication/delivery being made
770 directly to the Buyer, unless otherwise agreed to by the parties. Wherever this Agreement contains a provision that requires or
771 allows communication/delivery to a Seller, that provision shall be satisfied by communication/delivery to the Broker for Seller, if
772 any. If there is no Broker for Seller, those provisions may be satisfied only by communication/delivery being made directly to the
773 Seller, unless otherwise agreed to by the parties.

774 Buyer Initials: 

Seller Initials: 

775 31. HEADINGS (4-14)
776 The section and paragraph headings in this Agreement are for convenience only and are not intended to indicate all of the matter in the
777 sections which follow them. They shall have no effect whatsoever in determining the rights, obligations or intent of the parties.

- 778 32. SPECIAL CLAUSES (1-10)
- (A) The following are attached to and made part of this Agreement if checked:
- 779 Sale & Settlement of Other Property Contingency Addendum (PAR Form SSP)
 - 780 Sale & Settlement of Other Property Contingency with Right to Continue Marketing Addendum (PAR Form SSPCM)
 - 781 Sale & Settlement of Other Property Contingency with Timed Kickout Addendum (PAR Form SSPTKO)
 - 782 Settlement of Other Property Contingency Addendum (PAR Form SOP)
 - 783 Appraisal Contingency Addendum (PAR Form ACA)
 - 784 Short Sale Addendum (PAR Form SHS)
 - 785 Buyer accept as it where is condition
 - 786 _____
 - 787 _____
 - 788 _____

789 (B) Additional Terms:
790 *Buyer will take care of Certificate of Discrepancy*

[Signature]
9/1/2023 *22*
9/1/23

804 Buyer and Seller acknowledge receipt of a copy of this Agreement at the time of signing.
805 This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and which counterparts
806 together shall constitute one and the same Agreement of the Parties.

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

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

- 811 Buyer has received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336.
- 812 Buyer has received a statement of Buyer's estimated closing costs before signing this Agreement.
- 813 Buyer has received the Deposit Money Notice (for cooperative sales when Broker for Seller is holding deposit money)
814 before signing this Agreement.
- 815 Buyer has received the Lead-Based Paint Hazards Disclosure, which is attached to this Agreement of Sale. Buyer has
816 received the pamphlet Protect Your Family from Lead in Your Home (for properties built prior to 1978).

817 BUYER *[Signature]* DATE 8/31/2023
 818 BUYER Tuan Do DATE 8/31/2023
 819 BUYER Nguyet Nguyen DATE _____

820 Seller has received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code § 35.336.
 821 Seller has received a statement of Seller's estimated closing costs before signing this Agreement.

822 SELLER *[Signature]* DATE 9/1/23
 Estate of Lambert George D Jr.
 823 SELLER _____ DATE _____
 824 SELLER _____ DATE _____

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** 3246 Linden St., Bethlehem, PA 18017
2 **SELLER** Estate of Lambert George D Jr.

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 such
5 property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
6 poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
7 behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
8 in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or
9 inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for
10 possible lead-based paint hazards is recommended prior to purchase.

11 **SELLER'S DISCLOSURE**
12 0 Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13 1 Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
14 basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
15 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 0 Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
18 1 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 **SELLER** Estate of Lambert George D Jr. DATE 8/1/23
23 **SELLER** _____ DATE _____
24 **SELLER** _____ DATE _____
25

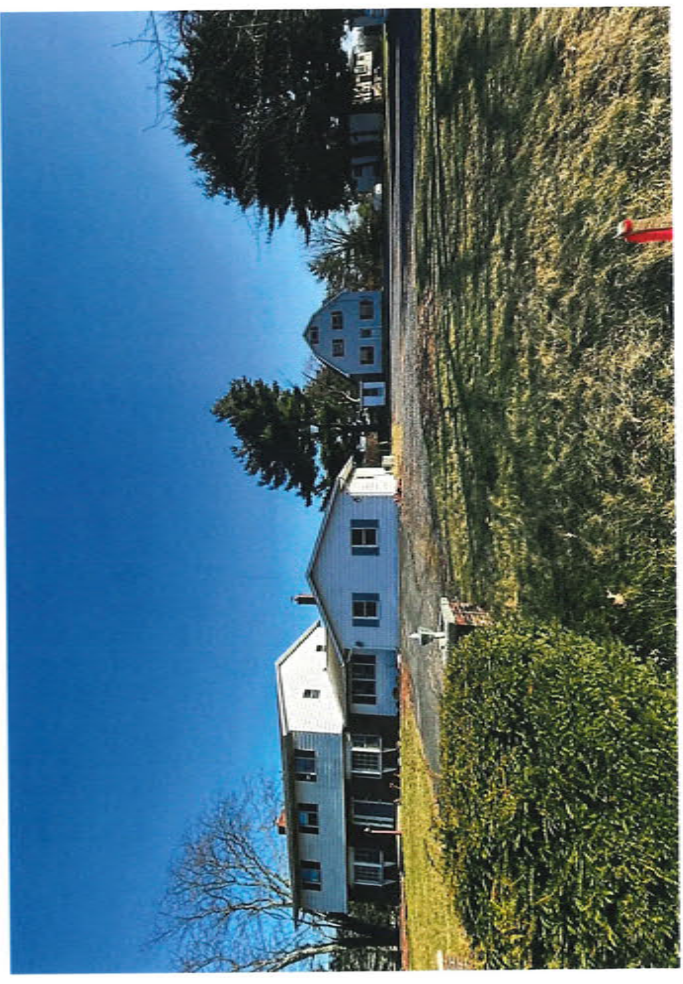
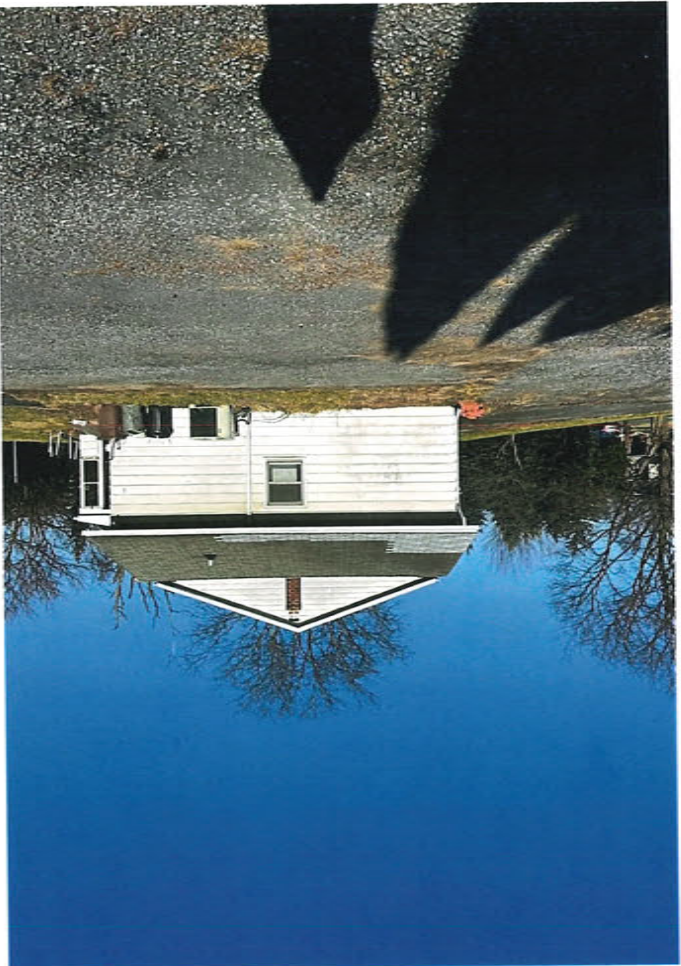
26 **BUYER** Tuan Do, Nguyet Nguyen
27 **DATE OF AGREEMENT** August 19, 2023

28 **BUYER'S ACKNOWLEDGMENT**
29 Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
30 Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
31 and reports regarding lead-based paint and/or lead-based paint hazards identified above.
32 Buyer has (initial one):
33 1 received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34 lead-based paint and/or lead-based paint hazards; or
35 waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
36 paint hazards.

37 Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.
38 **BUYER** Tuan Do DATE 8/31/2023
39 **BUYER** Nguyet Nguyen DATE 8/31/2023
40 **BUYER** _____ DATE _____

41 **AGENT ACKNOWLEDGEMENT AND CERTIFICATION**
42 MS Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
43 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.
44 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
45 **Seller Agent and Buyer Agent must both sign this form.**

46 **BROKER FOR SELLER (Company Name)** Iron Valley RE Quakertown
47 **LICENSEE** Mary Schaub Mary K. Schaub DATE 8/31/2023
48 **BROKER FOR BUYER (Company Name)** American Homes Realty Group (AHRG)
49 **LICENSEE** Thu Nguyen Thu Nguyen DATE 8/31/2023







**Before the Zoning Hearing Board
of the City of Bethlehem, Pennsylvania**

NORTHAMPTON COUNTY DIVISION

Appeal & Application of) December 1998
ISIK & MARY LOU FIGANMESE)
Husband and Wife,)
Equitable Owners) USE VARIANCE

**NOTICE OF RIGHT OF APPEAL
OF AGGRIEVED PARTY**

You have the right to appeal this Decision if you are an "aggrieved party" under the Pennsylvania Municipalities Planning Code. You must appeal to the Court of Common Pleas of the county in which the subject property is situated. The City of Bethlehem is located partly in Northampton County and partly in Lehigh County.

In order to properly file an appeal, you should seek the advice of a lawyer. Please note that neither the Zoning Officer nor the Zoning Board Solicitor are permitted to give you legal advice. PLEASE DO NOT CALL THIS OFFICE.

You must file your appeal in writing within thirty (30) calendar days of the date of this Decision or your right to such an appeal is lost.

**YOUR APPEAL PERIOD
BEGINS TO RUN ON
January 20, 1998. (1999)**

COP

**Before the Zoning Hearing Board
of the City of Bethlehem, Pennsylvania**

NORTHAMPTON COUNTY DIVISION

Appeal & Application of)	December 1998
ISIK & MARY LOU FIGANMESE)	
Husband and Wife,)	
Equitable Owners)	USE VARIANCE

DECISION

I. Synopsis of Decision

The Board denied a use variance to Isik and Mary Lou Figanmese to establish a home occupation, *i.e.*, artistic carpet production and retail sales facility, in an "R-S" Residential District.

II. Preliminary Matters

A public hearing was held on December 9, 1998 at 7:30 p.m. before the Zoning Hearing Board of the City of Bethlehem at Town Hall, Bethlehem, regarding the Applicant's request for a use variance to establish a home occupation of carpet production in an "R-S" Residential District.

Mr. and Mrs. Figanmese sought a zoning permit by the Zoning Officer. The Zoning Officer denied the permit and the Applicant filed this appeal with the Zoning Hearing Board.

A. Parties

1. APPELLANT/APPLICANT(S)¹: The Applicants, Isik and Mary Lou Figanmese, were represented by Gary M. Miller, Esq. of Miller & Davison of Bethlehem, Pennsylvania. The Applicants had standing as equitable owners of the property.

2. ZONING HEARING BOARD: The Board, consisting of Acting Chairman Sterling G. Miller and Members Thomas J. Jones and Melissa P. Rudas, Esq., was represented by Solicitor, Kevin Frank Danyi, Esq. of Bethlehem.

3. PROTESTANT(S): A Protestant, Frederick A. Achey, was represented by Brian F. Achey, Esq. Additionally, Jeanette Denton was present at the Hearing and was not represented by counsel. Both Protestants are adjacent property owners and thus had standing to appear before the Board.

¹ Those persons or entities who have sought a permit from the Zoning Officer and were denied a permit have appealed from his denial and are thus "appellants" in a certain sense; they also are applying for relief from the Zoning Hearing Board and are thus "applicants".

B. Notice

Notice of the hearing was given by newspaper advertisement, by physical posting of the property, and by regular mail to neighboring property owners pursuant to the applicable provisions of the Pennsylvania Municipalities Planning Code², the Zoning Ordinance of the City of Bethlehem³, citations *infra*, and the Rules of the Board.⁴

III. Applicable Law

This case was considered under the following statutory authority, as well as under applicable reported decisions of the appellate courts in Pennsylvania:

1. *The Codified Zoning Ordinance of the City of Bethlehem*, Ordinance No. 2210, effective September 25, 1970, amended to May 26, 1998 (hereinafter, the "Zoning Ordinance").

² MPC § 10908(1) provides that "[p]ublic notice shall be given and written notice shall be given to the applicant, the zoning officer, such other persons as the governing body shall designate by ordinance and to any person who has made timely request for same. Written notices shall be given at such time and in such manner as shall be prescribed by ordinance or, in the absence or ordinance provisions, by rules of the board. In addition to the written notice provided herein, written notice of said hearing shall be conspicuously posted on the affected tract of land at least one week prior to the hearing."

³ Article 1325.04(a) provides for notice to be given as follows: "(1) At least seven (7) days prior to the date fixed for public hearing, publish a public notice describing the location of the building or lot and the general nature of the question involved in a newspaper of general circulation in the City. (2) Give written notice to parties in interest at least seven (7) days in advance of such hearing. Such parties shall be at least those persons whose properties adjoin and face on the same street as the property in question, and the City Planning Commission."

⁴ The custom and practice in the City of Bethlehem is for the Zoning Officer to place the notice in the newspaper and to send written notice to interested parties by regular mail. The Applicant is given a fluorescent sign by the Zoning Officer at the time the Application is filed and the fee paid, and the Applicant is instructed to conspicuously post the property with the sign giving notice of the particulars of the hearing at least seven (7) days prior to the hearing.

2. *The Pennsylvania Municipalities Planning Code*, 53 P.S. § 10101, *et seq.*, as reenacted 1988, Dec. 21. P.L. 1329, No. 170, § 2, effective in 60 days (hereinafter, the "MPC").

IV. Nature of Relief Sought

The Applicants sought relief from the provisions of Article 1305 pertaining the use regulations in an "R-S" Residential District. A commercial carpet production and retail sale facility is not a permitted use in an "R-S" District; thus, the Applicants applied for a use variance under Section 1325.06 of the Ordinance.

V. Evidence Received by the Board

- **Board Exhibit #1:** Application.⁵
- **Applicant Exhibit #A-1:** Agreement of sale between the Applicants and Dr. David Thomas, owner of the subject premises.
- **Applicant Exhibit #A-2:** Floor plan for first floor of subject house
- **Applicant Exhibit #A-3:** Various computer-designed pictures of carpets.
- **Applicant Exhibit #A-4:** List of commercial uses within ½ mile of site.

⁵ The Application filed by the Applicants is normally received as part of the record by the Board for informational purposes only as evidence of the intention of the Applicant and not as substantive evidence unless substantiated by uncontradicted sworn testimony of the Applicant(s) and/or witnesses called by the Applicant(s).

9. The rugs will not be made upon the premises. United Parcel Service (UPS) would deliver rugs to the subject premises approximately once a week. These rugs would be stored within the garage or house.

10. The property has been listed for sale since March 1998. There has only been commercial and not residential interest in the property.

11. The property is situated on Linden Street/Route 191, which is a main artery in and out of the City of Bethlehem. This road is subjected to heavy traffic during the week and weekends.

VII. Conclusions of Law

The Applicants applied for a variance from Article 1305 use regulation restrictions in an "R-S" Residential District. The Applicants propose to establish a retail carpet sales facility which is not a permitted use within an "R-S" District. Thus, the Applicants applied for a use variance under Section 1325.06 of the Zoning Ordinance.

Article 1302 precisely defines "variance" and the grounds which an applicant must satisfy in order to be granted a variance:

1302.96 Variance

A modification of the regulations of this Ordinance, granted on grounds of exceptional difficulties or unnecessary hardship, not self-imposed, pursuant to the provisions of Article 1325 of this Zoning Ordinance, and the laws of the State of Pennsylvania.

The Zoning Ordinance provides specific criteria which the Zoning Hearing Board must address in relation to the approval or denial of a variance request:

1325.06 Powers and Duties - Variances


(a) Upon appeal from a decision by the Zoning Officer, the Zoning Hearing Board shall have the power to vary or adapt the strict application of any of the requirements of this Ordinance in the case of exceptionally irregular, narrow, shallow, or steep lots, or other exceptional physical conditions whereby such strict applications would result in practical difficulty and unnecessary hardship depriving the owner of the reasonable use of land or building involved, but in no other case.

(b) In general, the power to authorize a variance from the terms of this Ordinance shall be sparingly exercised and only under peculiar and exceptional circumstances.

VIII. Decision of the Board

Based upon the foregoing, the use variance sought by the Applicants is denied (by 3-0 vote).

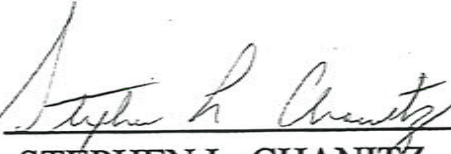
THE BOARD:



KEVIN FRANK DANYI, Esq.
Solicitor

/s/ Sterling G. Miller *

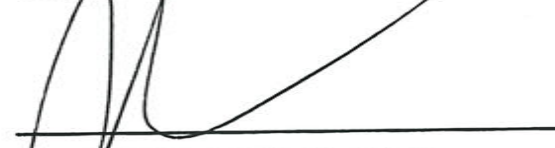
STERLING G. MILLER
Acting Chairman



STEPHEN L. CHANITZ
Zoning Officer

/s/ Thomas J. Jones **

THOMAS J. JONES
Member



MELISSA P. RUDAS, Esq.
Member

DATE OF HEARING: December 9, 1998

DATE OF ORAL DECISION: December 9, 1998

DATE OF INFORMAL WRITTEN DECISION: December 10, 1998

DATE OF FORMAL WRITTEN DECISION: January 20, 1998 (1999)

* Sterling G. Miller was unavailable to execute this document. *CP*
** Thomas J. Jones was unavailable to execute this document.

NOTICE OF APPEAL

(Please type or print clearly.)

IN RE:

DATE OF APPLICATION _____ OWNER David Thomas
 3246 Linden Street
 LOCATION Bethlehem, PA 18018 ADDRESS 3246 Linden St., Bethlehem, PA
 SIZE OF LOT 200' x irregular lengths LESSEE n/a
 home professional office
 & artistic carpet
 USE APPLIED FOR production ADDRESS n/a
 SIZE OF BUILDING approx. 3,500 sq. ft. APPLICANT Isik & Mary Lou Figanmese
 HEIGHT 2 stories ADDRESS [REDACTED]
 WARD 14 BLOCK 233 PHONE NO [REDACTED]
 ZONING DISTRICT RS

ZONING HEARING BOARD
BETHLEHEM, PA

BOARD MEMBERS,

I HAVE BEEN DENIED A ZONING PERMIT BY THE ZONING OFFICER AND HEREBY APPEAL TO YOUR BOARD FROM SAID RULING AND DECISION FOR THE FOLLOWING REASONS: (Use additional paper if necessary.)

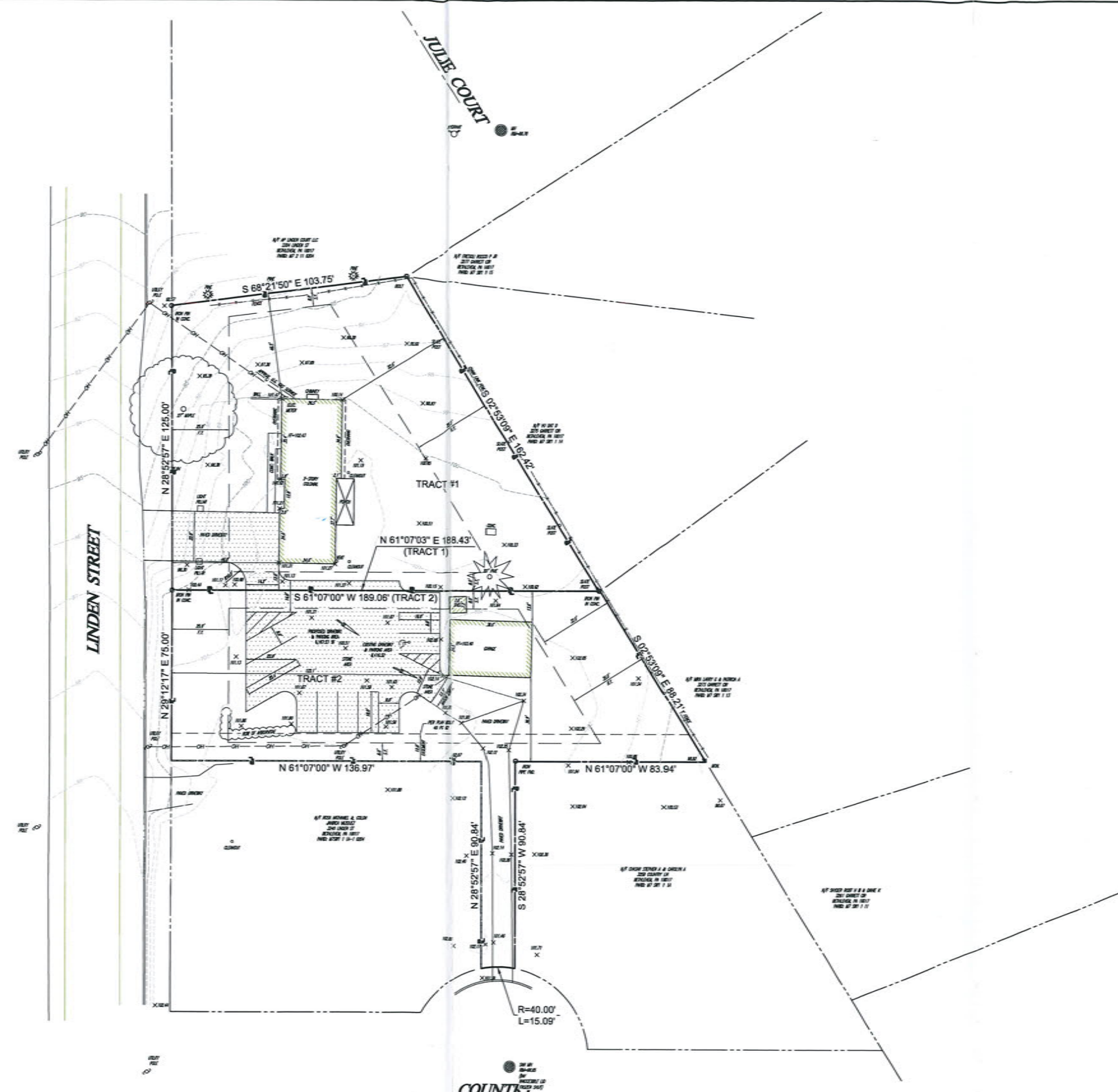
1. I am entitled to a special exception under Section 1305.02 in that the use falls within a definition of a home professional office in that less than 25% of the floor space of subject premises would be used in the form of an art studio for the production of designs on carpets, the designs having been submitted to us by customers; and in the alternative
2. We are entitled to a use variance under Section 1325.06(c) in that failure to allow the use in this neighborhood (i.e. Linden St. being a heavily traveled, mostly commercial street) would create a hardship on this premises, and we would be entitled to a variance under Section 1325.06(c). In addition thereto, our use would use up less floor space than is presently being used by a chiropractor who uses the entire first floor for the practice of his profession, as well as creating substantially less traffic therefore.

I TRUST MY APPEAL WILL BE HEARD IN THE USUAL MANNER.

OWNER *David Thomas*
 (Please sign) David Thomas
 ADDRESS 3246 Linden St., Bethlehem, PA
 APPLICANT *Isik Figanmese Mary Lou Figanmese*
 Isik Figanmese/Mary Lou Figanmese
 ATTORNEY Gary M. Miller, Esquire
 210 E. Broad Street
 ADDRESS Bethlehem, PA 18018

THIS NOTICE OF APPEAL TO BE SIGNED BY THE OWNER, MEMBER OF FIRM OR CORPORATION OFFICER.

PLOT PLAN ON OTHER SIDE.



- NOTES:**
1. THIS SITE IS KNOWN AS 3246 LINDEN STREET, BETHLEHEM, PA 18017, CITY OF BETHLEHEM, NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA. THE SITE IS ALSO KNOWN AS PARCELS M75M-1-1 & M75M-1-1B AND RECORDED IN DB 2003 PAGE 158273.
 2. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PERFORMED IN THE FIELD BY JOHNSON SURVEYING & CONSTRUCTION SERVICES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THE SUBJECT PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED, ADDITIONAL RIGHTS AND CLAIMS BY OTHERS, EITHER RECORDED OR UNRECORDED THAT A THOROUGH & ACCURATE TITLE REPORT WOULD REVEAL.
 3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 4. THIS PLAN IS FOR ENGINEERING DESIGN PURPOSES ONLY.
 5. THE ELEVATION DATUM IS ASSUMED DATUM. BEARINGS SHOWN ON PLAN ARE AS SHOWN PER DEED.
 6. TRACT 1 AREA = 19,442.2 SQUARE FEET OR 0.4483 ACRES. TRACT 2 AREA = 17,262.7 SQUARE FEET OR 0.3969 ACRES.
 7. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, EXPOSED GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGUN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 8. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY FLOOD PLAIN AS ILLUSTRATED ON COMMUNITY PANELS, ACCESSIBLE, WITH AN EFFECTIVE DATE OF JULY 16, 2014, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. NO COMPUTATIONAL FLOOD PLAN STUDY HAS BEEN PERFORMED AS A PART OF THIS PLAN PREPARATION.
 9. THIS PLAN IS VALID ONLY WHEN SIGNED IN INK AND STAMPED WITH A RED SEAL (BASED ON STATE, COUNTY OR LOCAL REQUIREMENTS). THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
 10. COPYRIGHT ©2023 JOHNSON SURVEYING & CONSTRUCTION SERVICES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR.

RS RESIDENTIAL DISTRICT			
MIN.	MAX.	MIN.	MAX.
MIN. LOT AREA	600 SF	MIN. LOT AREA	1,000 SF
MIN. LOT WIDTH	25 FT	MIN. LOT WIDTH	30 FT
MIN. SIDE YARD	5 FT	MIN. SIDE YARD	5 FT
MIN. FRONT YARD	5 FT	MIN. FRONT YARD	5 FT
MIN. REAR YARD	5 FT	MIN. REAR YARD	5 FT

IMPERVIOUS COVERAGE			
TRACT 1		TRACT 2	
TYPE	AREA (SQ. FT.)	TYPE	AREA (SQ. FT.)
DRIVE	2,000.00	DRIVE	1,000.00
PAVED DRIVEWAY	1,000.00	PAVED	5,000.00
CONC. WALK	1,000.00	CONC. WALK	1,000.00
CONC. PAD	1,000.00	CONC. PAD	1,000.00
WALK	1,000.00	WALK	1,000.00
STONE WALK	2,000.00	STONE WALK	1,000.00
TOTAL	8,000.00	TOTAL	10,000.00

COUNTRY LANE



FIELD DATE: 01-01-23 PLAN DATE: 12-11-23 PROJECT NO: 100000 DRAWN BY: JBD SCALE: 1"=20' REV: 01 DESCRIPTION:		PREPARED BY: JOHNSON SURVEYING, INC. 114 PETER DENHARTEN DRIVE PACHENVILLE, PA. 18040 610-392-0568 LICENSED IN NY, N.J. & PA.	BOUNDARY & TOPOGRAPHIC SURVEY	PREPARED FOR: TUAN B DO & NGUYET NGUYEN 3246 LINDEN STREET BETHLEHEM, PA 18017 NORTHAMPTON COUNTY COMMONWEALTH OF PENNSYLVANIA	SHEET NO: 01
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