



## SELLER'S DISCLOSURE OF REAL PROPERTY CONDITION REPORT State of Delaware

Approved by the Delaware Real Estate Commission (Effective Date: July 1, 2023)

**Seller(s) Name:** Troy ONeal, Monica ONeal

2 Pacer Ct

**Property Address:** Newark, DE 19711

**Approximate Age of Building(s):** 46

**Date Purchased:** 2019

**Chapter 25, Title 6 of the Delaware Code**, requires a Seller of residential property to disclose in writing all material defects of the property that are known at the time the property is offered for sale or that are known prior to the time of final settlement. Residential property means any interest in a property or manufactured housing lot, improved by dwelling units for 1-4 families. The disclosure must be made on this Report, which has been approved by the Delaware Real Estate Commission and shall be updated as necessary for any material changes occurring in the property before final settlement. This Report shall be given to all prospective Buyers prior to the time the Buyer makes an offer to purchase. This Report, signed by Buyer and Seller, shall become a part of the Agreement of Sale. This Report is a good faith effort by the Seller to make the disclosures required by Delaware law and is not a warranty of any kind by the Seller or any Agents or Sub-Agents representing Seller or Buyer in the transfer and is not a substitute for any inspections or warranties that the Seller or Buyer may wish to obtain. The Buyer has no cause of action against the Seller or Real Estate Agent for material defects in the property disclosed to the Buyer prior to the Buyer making an offer; material defects developed after the offer was made but disclosed in an update of this Report prior to settlement, provided Seller has complied with the Agreement of Sale; or material defects which occur after settlement. Government websites containing helpful information include: Office of State Planning Coordination <https://www.stateplanning.delaware.gov/>, Delaware Department of Natural Resources and Environmental Control <https://dnrec.alpha.delaware.gov/>, Delaware Division of Public Health [www.dhss.delaware.gov/dhss/dph](http://www.dhss.delaware.gov/dhss/dph), Delaware State Police Sex Offender Registry [www.sexoffender.dsp.delaware.gov](http://www.sexoffender.dsp.delaware.gov), Federal Community Flood Maps <https://msc.fema.gov/portal/home>, and other agencies listed on [www.delaware.gov](http://www.delaware.gov).

### Seller shall answer the following questions based on Seller's knowledge of the property.

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			<b>I. OCCUPANCY</b>
X			1. How do you currently use this property? As a: ( <input checked="" type="checkbox"/> Primary Residence ) ( ___ Second/Vacation Home ) ( ___ Rental Property ) ( ___ Inherited Property ) ( ___ Other: _____ ). If not your Primary Residence, how long has it been since you occupied the property? _____.
	X		2. Is the property encumbered by a ( ___ rental/lease ), ( ___ option to purchase ), or ( ___ first right of refusal)? <b>If yes, describe in XVI.</b> Seller agrees to provide a copy of the rental/lease agreement to Buyer upon request.
	X		3. If the property is a rental/lease, have all necessary permits and/or licenses been obtained?
			4. If the property is a rental/lease, is the property subject to a rental/lease management agreement?
			5. If #4 is yes, is the agreement binding upon the purchaser? <b>If yes, describe in XVI.</b> Seller agrees to provide a copy of the management agreement to Buyer upon request.
	X		6. Is the property new construction?
			7. If #6 is yes, has a certificate of occupancy been issued? If yes, when? _____. If no, <b>STOP USING THIS FORM</b> and complete the Seller's Disclosure of Real Property Condition Report <b>New Construction Only.</b>

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Seller's Initials <sup>DS</sup> TO      Seller's Initials <sup>DS</sup> MO      Buyer's Initials \_\_\_\_\_      Buyer's Initials \_\_\_\_\_  
 Seller's Initials \_\_\_\_\_      Seller's Initials \_\_\_\_\_      Buyer's Initials \_\_\_\_\_      Buyer's Initials \_\_\_\_\_

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			8. If #6 is yes, Seller warrants that the property ( ___ is) or ( ___ is not) exempt from providing the Buyer with a <b>Public Offering Statement</b> as described in §81-401 or §81-403(b) of Chapter 81, Title 25 of the Delaware Code, The Delaware Uniform Common Interest Ownership Act. If exempt from providing the Public Offering Statement or Resale Certificate, in compliance with §317A of Chapter 3, Title 25, Seller has attached a copy of all documents in the chain of title that create any financial obligation for the buyer, and a written summary of all financial obligations created by documents in the chain of title. As evidenced by signature below, Buyer has received a copy of these documents.
			<b>II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS / CONDOMINIUMS AND CO-OPS</b>
X			9. Is the property subject to any deed restrictions? (e.g., rental restrictions, pet restrictions, fence requirements, etc.) <b>If yes, describe in XVI.</b>
	X		10. Are you in violation of any deed restrictions at this time? <b>If yes, describe in XVI.</b>
	X		11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? <b>If yes, describe in XVI.</b>
	X		12. Is the property subject to any private, public, or historic architectural review control other than building codes? <b>If yes, describe in XVI.</b>
	X		13. Is the property part of a condominium or cooperative (Co-op) ownership?
X			14. Is there a ( <input checked="" type="checkbox"/> Homeowners Association), ( ___ Condominium Association), ( ___ Cooperative (Co-op), ( ___ Civic Association), or ( ___ Maintenance Corporation)?
			15. If #14 is yes, are there any ( <input checked="" type="checkbox"/> Fees), ( ___ Dues), ( ___ Assessments) involved? If yes, how much? <u>300</u> ; Frequency of payments: ( ___ Monthly), ( ___ Quarterly), ( <input checked="" type="checkbox"/> Yearly), ( ___ Other: _____); Are they ( ___ Mandatory) or ( ___ Voluntary)?
	X		16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____?
	X		17. Are there any unpaid assessments including but not limited to deferred water and sewer charges for your property? If yes, how much? _____. <b>If yes, describe in XVI.</b>
	X		18. Has there been a special assessment in the past 12 months? <b>If yes, describe in XVI.</b>
	X		19. Have you received written notice of any new, proposed, or board discussed increases in fees, dues, assessments, or capital contributions? <b>If yes, describe in XVI.</b>
			20. Management Company Name: _____
			21. Representative Name: _____ Phone # _____
			22. Representative E-mail Address: _____
			<b>III. TITLE / ZONING INFORMATION</b>
	X		23. Does the amount owed on your mortgage(s) and any other lien(s) exceed the estimated value of the property? If yes, are additional funds available from Seller for settlement? _____
X			24. Is your property owned ( <input checked="" type="checkbox"/> In fee simple) or ( ___ Lease/Ground Lease) or ( ___ Cooperative)?
			25. If a Leasehold/Ground Lease, what is the current lease amount? \$ _____; Frequency of payments: ( ___ Weekly), ( ___ Monthly), ( ___ Quarterly), ( ___ Yearly), ( ___ Other: _____) <b>Note to Buyer:</b> May be subject to change.
			26. If a Leasehold/Ground Lease, when does it expire? _____.
X			27. Are there any right-of-way, easements, or similar matters that affect the property? <b>If yes, describe in XVI.</b>
	X		28. Are there any shared maintenance agreements affecting the property? <b>If yes, describe in XVI.</b>
	X		29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? <b>If yes, describe in XVI.</b>
			30. If #29 is yes, has the variance, conditional use, or non-conforming use expired or has otherwise become non-transferable? <b>If yes, describe in XVI.</b>
X			31. Is your property currently covered by a title insurance policy?
	X		32. Did you participate in any mortgage/closing cost assistance program that must be paid back at the time of the transfer of the property? <b>If yes, describe in XVI.</b>
	X		33. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? <b>If yes, describe in XVI.</b>

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**IV. ADDITIONAL INFORMATION**

	X		34. Have you received notice from any local, state, or federal agency requiring repairs, alterations, or corrections of any existing conditions? <b>If yes, describe in XVI.</b>
	X		35. Is there any existing legal action affecting this property? <b>If yes, describe in XVI.</b>
	X		36. Are there any violations of local, state or federal laws or regulations relating to this property? <b>If yes, describe in XVI.</b>
	X		37. Does your current real estate tax amount reflect any non-transferrable exemptions or discounts? <b>If yes, describe in XVI.</b>
	X		38. Have you received formal notice of any changes that may materially or adversely affect the property? e.g., zoning changes, road changes, proposed utility changes, etc. <b>If yes to any, describe in XVI.</b>
X			39. Are all the exterior door locks in the house in working condition? <b>If no, describe in XVI.</b>
X			40. Will keys be provided for each lock?
X			41. During your ownership, are there now or have there been animals (pets) living in the house? If yes, what type? <u>dogs</u> .
	X		42. Is there now or has there ever been a ( ___ Swimming pool), ( ___ Hot tub), ( ___ Spa) or ( ___ Whirlpool) on the property? <b>If yes and there are any defects, describe in XVI.</b>
			43. If there is a pool, does it conform to all local ordinances? <b>If no, describe in XVI.</b>
			44. What is the type of trash disposal? ( <u>X</u> Private), ( ___ Municipal), ( ___ County), ( ___ Community) or ( ___ Other _____ ).
			45. The cost of repairing and repaving the streets adjacent to the property is paid for by: ___ The property owner(s), estimated fees: \$ _____ ___ Delaware Department of Transportation or the State of Delaware ___ Municipal ___ Community/HOA ___ Other ___ Unknown <b>Note to Buyer:</b> Repairing and repaving of the streets can be very costly. <b>(6 Delaware Code§ 2578)</b> <b>Note to Buyer:</b> Please check HOA/local requirements concerning responsibility for sidewalk installation, replacement, repair, and snow removal.
X			46. Is off street parking available for this property? If yes, number of spaces available: _____

**V. ENVIRONMENTAL CONCERNS**

	X		47. Are there now or have there been any underground storage tanks on the property? ( ___ Heating fuel), ( ___ Propane), ( ___ Septic), or ( ___ Other: _____ ). <b>If yes, describe locations in XVI.</b>
			48. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
	X		49. Are asbestos-containing materials present? <b>If yes, describe in XVI.</b>
	X		50. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) <b>If yes, describe in XVI.</b>
	X		51. Has the property been tested for toxic or hazardous substances? <b>If yes, describe in XVI and provide the test results.</b>
	X		52. Has the property ever been tested for mold? <b>If yes, provide the test results.</b>
	X		53. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? <b>If yes, describe in XVI.</b>
	X		54. Is there a wastewater spray irrigation system (human or agricultural) installed on or adjacent to the property?

**VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)**

	X		55. Is there fill soil or other fill material on the property?
	X		56. Are there sliding, settling, earth movement, upheaval, earth stability, or methane gas release problems that have occurred on the property or in the immediate neighborhood? <b>If yes, describe in XVI.</b>
	X		57. Is any part of the property located in ( ___ a flood zone) and/or ( ___ a wetlands area)?
	X		58. Are there drainage or flood problems affecting the property? <b>If yes, describe in XVI.</b>
	X		59. Do you carry flood insurance? Agent: _____ Policy # _____
			60. If #59 is yes, what is the annual cost of this policy? _____
			<b>Note to Buyer:</b> Public and/or private flood insurance options exist for most properties regardless if property is located in a flood zone. Inquire about options with a qualified insurance agent.

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	X		61. Have you made any insurance claims on the property in the past 5 years? <b>If yes, describe in XVI.</b>
	X		62. Does the property have standing water in front, rear, or side yards for more than 48 hours after raining? <b>If yes, describe in XVI.</b>
	X		63. Are there encroachments or boundary line disputes affecting the property? <b>If yes, describe in XVI?</b>
	X		64. Are there any ditches crossing or bordering the property? <b>If yes, describe in XVI.</b>
	X		65. Are there any swales crossing the property that are under the control of a Soil and Conservation District? <b>If yes, describe in XVI.</b>
X			66. Have you ever had the property surveyed?
	X		67. Are the boundaries of the property marked in any way? <b>If yes, describe in XVI.</b>
			<b>VII. STRUCTURAL ITEMS</b>
	X		68. Have you made any additions or structural changes? <b>If yes, describe in XVI.</b>
			69. If #68 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
			70. If #69 is yes, are the permits closed?
	X		71. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? <b>If yes, describe in XVI.</b>
	X		72. Has the property, or any improvements thereon, ever been damaged by ( ___ Fire), ( ___ Smoke), ( ___ Wind), or ( ___ Flood)? <b>If yes, describe in XVI.</b>
	X		73. Was the structure moved to this site? ( ___ Double Wide), ( ___ Modular), ( ___ Other: _____)
	X		74. Is there now or has there ever been any non-plumbing water leakage in the house? <b>If yes, describe in XVI.</b>
	X		75. Are there any problems with ( ___ Exterior walls), ( ___ Driveways), ( ___ Walkways), ( ___ Patios), ( ___ Decks), ( ___ Porches) or ( ___ Retaining walls) on the property? <b>If yes, describe in XVI.</b>
			76. Are there any problems with ( ___ Interior walls), ( ___ Ceilings), ( ___ Floors), or ( ___ Windows) on the property? <b>If yes, describe in XVI.</b>
	X		77. Have there been any repairs or other attempts to control the cause or effect of problems described in questions 74, 75, and 76? <b>If yes, describe in XVI.</b>
			78. Is there insulation in the: ( ___ Ceiling/attic), ( ___ Exterior walls), ( ___ Crawlspace/basement), or ( ___ Other: _____) What type(s) of insulation does your property have? _____
			<b>VIII. TERMITES, INSECTS, AND WILDLIFE</b>
	X		79. Is there now or has there ever been any infestation by termites or other wood destroying insects? <b>If yes, describe in XVI.</b>
			80. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? <b>If yes, describe in XVI.</b>
	X		81. Is there now or has there ever been any damage to the property caused by ( ___ Termites), ( ___ Other wood destroying insects), or ( ___ Wildlife)? <b>If yes, describe in XVI.</b>
	X		82. Have there ever been any termite or wood destroying insect treatments made on the property? <b>If yes, describe in XVI.</b>
	X		83. Is there or has there ever been an infestation of insects? <b>If yes, describe in XVI.</b>
X			84. During your ownership, have there been any insect control inspections made on the property. <b>If yes, describe in XVI.</b>
X			85. Are you aware of any insect control treatments made on the property? <b>If yes, describe in XVI.</b>
	X		86. Are there now or have there ever been any bat colonies present on the property? <b>If yes, describe in XVI.</b>
X			87. Is your property currently under warranty, or other coverage, by a professional pest control company? If yes, name of exterminating company: _____
			<b>IX. BASEMENT AND CRAWL SPACES</b>
	X		88. Does the property have a sump pump? If yes, where does it drain? _____
	X		89. Is there now or has there ever been any water leakage, accumulation, or dampness within the basement, crawlspace, or other interior areas of the structure? <b>If yes, describe in XVI.</b>
	X		90. Have there been any repairs or other attempts to control any water or dampness problem in the basement, crawlspace, or other interior areas of the structure? <b>If yes, describe in XVI.</b>
	X		91. Are there any cracks or bulges in the floors or foundation walls? <b>If yes, describe in XVI.</b>

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			<b>X. ROOF</b>
			92. Date last roof surface installed: <u>2004</u> . If all roof surfaces not the same age, explain in XVI.
			93. How many layers of roof material are there (e.g., new shingles over old shingles)? _____
	X		94. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.
			95. If under warranty, is warranty transferable?
			96. Where do your gutters drain? ( <input checked="" type="checkbox"/> Surface), ( <input type="checkbox"/> Drywell), ( <input type="checkbox"/> Storm Sewers), ( <input type="checkbox"/> Other: _____ )
			<b>XI. PLUMBING-RELATED ITEMS</b>
			97. What is the drinking water source? ( <input type="checkbox"/> Municipal), ( <input type="checkbox"/> County), ( <input checked="" type="checkbox"/> Public Utility), ( <input type="checkbox"/> Private Well), ( <input type="checkbox"/> Other: _____ )
			98. If drinking water is supplied by public utility, name of utility: _____ .
	X		99. Is there a water treatment system? If yes, ( <input type="checkbox"/> Leased) or ( <input type="checkbox"/> Owned)?
			100. If water source is a well, when was it installed? _____ Location of well? _____ Depth of well? _____ . If more than one well, describe in XVI.
			101. What type of plumbing is used for the Water Supply? ( <input type="checkbox"/> Copper), ( <input type="checkbox"/> Lead), ( <input type="checkbox"/> Cast Iron), ( <input type="checkbox"/> PVC), ( <input type="checkbox"/> PEX), ( <input type="checkbox"/> Polybutylene), ( <input type="checkbox"/> Galvanized), ( <input type="checkbox"/> Other/Unknown: _____ )
			102. What type of plumbing is used for Drainage? ( <input type="checkbox"/> Copper), ( <input type="checkbox"/> Lead), ( <input type="checkbox"/> Cast Iron), ( <input type="checkbox"/> PVC), ( <input type="checkbox"/> Galvanized), ( <input type="checkbox"/> Other/Unknown: _____ )
			103. Age of Water Heater? _____ Water heater type: ( <input type="checkbox"/> Tank), ( <input type="checkbox"/> Tankless), ( <input type="checkbox"/> Other: _____ )
			104. Water Heater Fuel: ( <input type="checkbox"/> Electric), ( <input type="checkbox"/> Oil), ( <input type="checkbox"/> Propane Gas), ( <input type="checkbox"/> Natural Gas) or ( <input type="checkbox"/> Other: _____ )
	X		105. Are there now or have there ever been any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related items? If yes, describe in XVI.
	X		106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI.
			107. If #106 is yes, was the work done by a licensed contractor?
			108. If #106 is yes, were the required permits obtained?
			109. If #108 is yes, are the permits closed?
			110. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on: _____ Results: _____ .
			111. What is the type of sewage system? ( <input type="checkbox"/> Public Sewer), ( <input type="checkbox"/> Community Sewer), ( <input type="checkbox"/> Septic System), ( <input type="checkbox"/> Cesspool), ( <input type="checkbox"/> Other: _____ )
			112. If a septic system, type: ( <input type="checkbox"/> Gravity Fed), ( <input type="checkbox"/> Capping Fill), ( <input type="checkbox"/> LPP), ( <input type="checkbox"/> Mound), ( <input type="checkbox"/> Holding Tank), ( <input type="checkbox"/> Other: _____ )
			113. If a septic system, when was it last pumped? _____
			114. If a septic system, has it been inspected by a Class H inspector within the last 36 months, as required by DNREC regulations? If yes, describe in XVI and provide the test results.
			115. If a septic system, how many bedrooms is the septic permitted to service? _____
	X		116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI.
			117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned?
			<b>XII. HEATING AND AIR CONDITIONING</b>
			118. How many heating and/or air conditioning systems are on the property? <u>1</u> . If more than 2, explain in XVI.
			119. Type of heating system for system #1 ( <input checked="" type="checkbox"/> Forced air), ( <input type="checkbox"/> Heat pump), ( <input type="checkbox"/> Mini-Split), ( <input type="checkbox"/> Baseboard), ( <input type="checkbox"/> Radiator), ( <input type="checkbox"/> Other: _____ ) Type of heating system for system #2 ( <input type="checkbox"/> Forced air), ( <input type="checkbox"/> Heat pump), ( <input type="checkbox"/> Mini-Split), ( <input type="checkbox"/> Baseboard), ( <input type="checkbox"/> Radiator), ( <input type="checkbox"/> Other: _____ )
			120. Type of heating fuel for system #1 ( <input type="checkbox"/> Oil), ( <input type="checkbox"/> Propane Gas), ( <input checked="" type="checkbox"/> Natural Gas), ( <input type="checkbox"/> Electric), ( <input type="checkbox"/> Solar), ( <input type="checkbox"/> Other: _____ ) Type of heating fuel for system #2 ( <input type="checkbox"/> Oil), ( <input type="checkbox"/> Propane Gas), ( <input type="checkbox"/> Natural Gas), ( <input type="checkbox"/> Electric), ( <input type="checkbox"/> Solar), ( <input type="checkbox"/> Other: _____ )

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			121. Fuel provider for: Heating system #1 <u>Delmarva</u> Heating System #2: _____
			122. Age of furnace #1: _____ Date of last service: _____ Age of furnace #2: _____ Date of last service: _____
	X		123. Are there any contractual obligations affecting the fuel supply, tanks, or system(s)? <b>If yes, describe in XVI.</b>
			124. Type of air conditioning for system #1 (___ Central), (___ Window Units), (___ Mini-Split), (___ Other: _____) Type of air conditioning for system #2 (___ Central), (___ Window Units), (___ Mini-Split), (___ Other: _____)
	X		125. Are there any contractual obligations affecting the heating/air conditioning system(s)? <b>If yes, describe in XVI.</b>
			126. Age of air conditioning system #1: _____ Date of last service: _____ Age of air conditioning system #2: _____ Date of last service: _____
X			127. Have there been any additions and/or upgrades to the original heating or air conditioning? <b>If yes, describe in XVI.</b>
X			128. If #127 is yes, was the work done by a licensed contractor?
X			129. If #127 is yes, were the required permits obtained?
X			130. If #129 is yes, are the permits closed?
	X		131. Are there any problems with the heating or air conditioning systems? <b>If yes, describe in XVI.</b>
			<b>XIII. ELECTRICAL SYSTEM</b>
			132. Who is the electric provider for the property? <u>Delmarva</u>
		X	133. What type of wiring is in the house? (copper, aluminum, other, etc.) _____
			134. What is the amp service? ( ___ 60), ( ___ 100), ( ___ 150), ( <u>X</u> 200), ( ___ Other: _____ )
			135. Does the property have ( <u>X</u> Circuit Breakers) or ( ___ Fuses)? <b>If more than one electrical panel, describe in XVI.</b>
	X		136. Are there any 220/240 volt circuits? (Other: _____)
	X		137. Do fuses blow or circuit breakers trip when two or more appliances are being used at the same time? <b>If yes, describe in XVI.</b>
	X		138. Are there wall switches, light fixtures, or electrical outlets in need of repair? <b>If yes, explain in XVI.</b>
	X		139. Is there a permanently affixed generator on the property? What is the fuel source? _____
	X		140. Have there been any additions to the original service?
	X		141. Have any ( ___ solar) and/or ( ___ wind powered) enhancements been made to supplement service? <b>If yes, describe in XVI.</b> Name of solar company? _____; If leased, what is the term? _____. <b>Note to Buyer:</b> Transfer of lease is subject to approval by: _____. Buyer must register with the Public Service Commission.
			142. If #139, #140, or #141 is yes, was work done by a licensed electrician?
			143. If #139, #140, or #141 is yes, were the required permits obtained?
			144. If #143 is yes, is the permit closed?
			<b>XIV. FIREPLACE OR HEATING STOVE</b>
			145. How many fireplaces and/or heating stoves are on the property? <u>1</u> . <b>If more than 2, explain in XVI.</b>
			146. Type of fuel for fireplace 1: ( <u>X</u> Wood Burning), ( ___ Propane Gas), ( ___ Natural Gas), ( ___ Other: _____)? Type of fuel for fireplace 2: ( ___ Wood Burning), ( ___ Propane Gas), ( ___ Natural Gas), ( ___ Other: _____)?
			147. Type of fuel for heating stove 1: ( ___ Wood Burning), ( ___ Pellet), ( ___ Other: _____)? Type of fuel for heating stove 2: ( ___ Wood Burning), ( ___ Pellet), ( ___ Other: _____)?
X			148. Was the fireplace or heating stove part of the original house design?
			149. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
	X		150. Are there any problems? <b>If yes, explain in XVI.</b>
X			151. When were the flues/chimneys last cleaned, serviced, or repaired? <u>2023 cleaned/newflu</u> . <b>Explain nature of service or repair in XVI.</b>

Page 6 of 9 Property Address: 2 Pacer Ct, Newark, DE 19711

Seller's Initials TO Seller's Initials MB Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_  
 Seller's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

**XV. MAJOR APPLIANCES AND OTHER ITEMS**

**Are the following items in working order? Note: The Agreement of Sale will specify and govern what is included or excluded. If an item does not exist, leave the yes/no fields blank.**

YES	NO		YES	NO		YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range with oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draperies/Curtains	<input type="checkbox"/>	<input type="checkbox"/>	Wall Mounted Flat Screen TV # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range Hood-exhaust fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drapery/Curtain rods	<input type="checkbox"/>	<input type="checkbox"/>	Wall brackets for TV # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cooktop-stand alone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shades/Blinds	<input type="checkbox"/>	<input type="checkbox"/>	Surround sound system & controls
<input type="checkbox"/>	<input type="checkbox"/>	Wall Oven(s) # _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cornices/Valances	<input type="checkbox"/>	<input type="checkbox"/>	Attached Antenna/Rotor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kitchen Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	Furnace Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garage Opener(s) # _____
<input type="checkbox"/>	<input type="checkbox"/>	with icemaker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke Detectors	<input type="checkbox"/>	<input type="checkbox"/>	with remote(s) # _____
<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator(s)-additional # _____	<input type="checkbox"/>	<input type="checkbox"/>	Carbon Monoxide Detectors	<input type="checkbox"/>	<input type="checkbox"/>	Electronic/Smart Door Locks
<input type="checkbox"/>	<input type="checkbox"/>	Freezer -free standing	<input type="checkbox"/>	<input type="checkbox"/>	Wood Stove	<input type="checkbox"/>	<input type="checkbox"/>	Smart Cameras/Doorbells
<input type="checkbox"/>	<input type="checkbox"/>	Ice Maker-free standing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fireplace Equipment	<input type="checkbox"/>	<input type="checkbox"/>	Smart Thermostat
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Screen/Doors	<input type="checkbox"/>	<input type="checkbox"/>	Pool Equipment
<input type="checkbox"/>	<input type="checkbox"/>	Disposal	<input type="checkbox"/>	<input type="checkbox"/>	Electronic Air Filter	<input type="checkbox"/>	<input type="checkbox"/>	Pool cover
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>	Window A/C Units # _____	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub, Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer	<input type="checkbox"/>	<input type="checkbox"/>	Attic fan	<input type="checkbox"/>	<input type="checkbox"/>	with cover
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dryer	<input type="checkbox"/>	<input type="checkbox"/>	Whole house fan	<input type="checkbox"/>	<input type="checkbox"/>	Sheds/Outbuildings # _____
<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bathroom Vents/Fans	<input type="checkbox"/>	<input type="checkbox"/>	Playground Equipment
<input type="checkbox"/>	<input type="checkbox"/>	Water Filter	<input type="checkbox"/>	<input type="checkbox"/>	Window Fan(s) # _____	<input type="checkbox"/>	<input type="checkbox"/>	Irrigation System
<input type="checkbox"/>	<input type="checkbox"/>	Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s) # _____	<input type="checkbox"/>	<input type="checkbox"/>	Backup Generator
<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	Water Conditioner (owned)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm Windows/Doors	<input type="checkbox"/>	<input type="checkbox"/>	with attachments	<input type="checkbox"/>	<input type="checkbox"/>	Water Conditioner (leased)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Screens (if present)	<input type="checkbox"/>	<input type="checkbox"/>	Intercoms	<input type="checkbox"/>	<input type="checkbox"/>	Fuel Storage Tank(s) (owned)
			<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input type="checkbox"/>	Fuel Storage Tank(s) (leased)
			<input type="checkbox"/>	<input type="checkbox"/>	with controls & Remote(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security/Monitoring Systems (owned)
						<input type="checkbox"/>	<input type="checkbox"/>	Security/Monitoring Systems (leased)
						<input type="checkbox"/>	<input type="checkbox"/>	Solar Equipment (owned)
						<input type="checkbox"/>	<input type="checkbox"/>	Solar Equipment (leased)

Page 7 of 9 Property Address: **2 Pacer Ct, Newark, DE 19711**

Seller's Initials TD Seller's Initials MB Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_  
 Seller's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_



**ACKNOWLEDGMENT OF SELLER**

Seller has provided the information contained in this report. This information is, to the best of Seller's knowledge, and belief, complete, true, and accurate. Seller has no knowledge, information, or other reason to believe that any defects or problems with the property have been disclosed to, or discussed with, any Real Estate Agent or Broker involved in the sale of this property, other than those set forth in this report. Seller does hereby indemnify and hold harmless any Real Estate Agent involved in the sale of this property from any liability incurred as a result of any third-party reliance on the disclosures contained herein, or on any subsequent amendment hereto. Seller's Broker and/or Cooperating Broker, if any, is/are hereby authorized to furnish this report to any prospective Buyer. This is a legally binding document. If not understood, an attorney should be consulted.

SELLER <sup>DocuSigned by:</sup> Troy O'Neal Date 6/22/2024 | SELLER <sup>DocuSigned by:</sup> Monica O'Neal Date 6/22/2024 | 7:44 PM EDT

SELLER \_\_\_\_\_ Date \_\_\_\_\_ SELLER \_\_\_\_\_ Date \_\_\_\_\_

Date the contents of this Report were last updated: \_\_\_\_\_

**ACKNOWLEDGMENT OF BUYER**

Buyer is relying upon the above report, and statements within the Agreement of Sale, as the representation of the condition of the property, and is not relying upon any other information about the property. Buyer has carefully inspected the property and Buyer acknowledges that Agents are not experts at detecting or repairing physical defects in property. Buyer acknowledges Seller has completed this form based upon their knowledge of the property. Buyer understands there may be areas of the property of which Seller has no knowledge and this report does not encompass those areas. Unless stated otherwise in my contract with Seller, the property is real estate being sold in its present condition, without warranties or guarantees of any kind by Seller or any Agent. Buyer has received and read a signed copy of this report. Buyer may negotiate in the Agreement of Sale for other professional advice and/or inspections of the property. Buyer understands there may be projects either planned or being undertaken by the State, County, or Local Municipality which may affect this property of which the Seller has no knowledge. Buyer further understands that it is Buyer's responsibility to contact the appropriate agencies to determine whether any such projects are planned or underway. If Buyer does not understand the impact of such project(s) on the property being purchased, Buyer should consult with an Attorney. Buyer understands that before signing an Agreement of Sale, Buyer may review the applicable Master Plan or Comprehensive Land Use Plan for the County and/or appropriate City or Town Plans showing planned land uses, zoning, roads, highways, locations, and nature of current or proposed parks and other public facilities. This is a legally binding document. If not understood, an attorney should be consulted.

BUYER \_\_\_\_\_ Date \_\_\_\_\_ BUYER \_\_\_\_\_ Date \_\_\_\_\_

BUYER \_\_\_\_\_ Date \_\_\_\_\_ BUYER \_\_\_\_\_ Date \_\_\_\_\_



# RADON DISCLOSURE

Required by Chapter 25, Title 6, Section 2572A of the Delaware Code

2 Pacer Ct

Newark, DE 19711

Property Address: \_\_\_\_\_

### Seller's Disclosure

Delaware law requires that the seller of any interest in residential real property that includes a dwelling must provide the buyer with any information about any known radon. Sellers also must disclose any tests or inspections for radon in the seller's possession.

The seller(s) must answer the following questions and provide the required information:

- Are you aware of the presence of radon on the property identified above?  Yes  No (check one)
- Are you aware of any radon tests or inspections that have been performed on the property identified above?  Yes  No (check one)
- If you responded "yes" to Question 2 above, have you provided the buyer(s) with copies of all radon tests and/or inspection reports in your possession?  Yes  No (check one)
- Identify each report referred to in Question 3, including the date of each report:

\_\_\_\_\_

By signing this form, the seller(s) acknowledge(s) the following:

I/we have been informed of my/our obligation and am/are aware of my/our responsibility to comply with Delaware law regarding radon disclosure, as provided in Title 6, Chapter 25, Section 2572A of the Delaware Code.

DocuSigned by: <b>Troy O'Neal</b> Seller 266021EAB4974F2...	6/22/2024   1:08 PM EDT	DocuSigned by: <b>Monica O'Neal</b> Seller 2714633A5102464...	6/22/2024   7:44 PM
_____	Date	_____	Date
<b>Troy O'Neal</b>		<b>Monica O'Neal</b>	

### Buyer's Acknowledgement

Delaware law requires that every buyer of any interest in residential real property that includes a dwelling must be notified that the property may present the potential for exposure to radon.

By signing this form, the buyer(s) acknowledge(s) the following:

- I/we have received the *Radon Rights, Risks and Remedy for Home Buyer* document, which describes the potential hazards of exposure to radon, testing for radon and remediation.
- I/we have the option to have the property identified above tested for radon.
- I/we have received copies of all radon tests and/or inspection reports identified in Item 4 of the Seller's Disclosure above.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Form Approved by Delaware Real Estate Commission September 12, 2007

# Disclosure Of Information on Lead-Based Paint and Lead-Based Paint Hazards (For Sale of Residential Property)

Property: **2 Pacer Ct  
Newark, DE 19711**

Seller's Name: **Monica O'Neal  
Troy O'Neal**

**Seller Instructions:** Check the box indicating the age of your property and initial. If you checked either box 1 or 3, continue to complete the *Seller's Disclosure* section below and sign this form at the bottom. If you checked box 2, sign below to complete this form.

<sup>DS</sup> TO      <sup>DS</sup> MO  
(Check one of the boxes to the right and initial here)

Year Dwelling Was Constructed:

- 1. was constructed prior to January 1, 1978
- 2. was constructed after January 1, 1978
- 3. uncertain as to when constructed

**Lead Warning Statement** - Every Purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in very young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure** - Unless box 2 is checked above, each Seller is required to complete sections (a and b) by selecting an answer and then by initialing in each of these two sections (if more than one owner, all owners must select and initial)

**(a)** Presence of lead-based paint and/or lead-based paint hazards (CHECK ONE BOX BELOW AND INITIAL):

<sup>DS</sup> TO      <sup>DS</sup> MO  
Select answer and initial

Known lead-based paint and/or lead-based paint hazards are present in the housing. (explain)

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

**(b)** Records and reports available to the Seller. (CHECK ONE BOX AND INITIAL):

<sup>DS</sup> TO      <sup>DS</sup> MO  
Select answer and initial

Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. (list documents below):

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgement** - Unless box 2 is checked above, all purchaser(s) must initial **c, d, e and f**

(c) \_\_\_\_\_  
(d) \_\_\_\_\_  
(e) \_\_\_\_\_  
(f) \_\_\_\_\_

- Purchaser(s) has read the Lead Warning Statement above.
- Purchaser(s) has received copies of all information listed above.
- Purchaser(s) has received the pamphlet *Protect Your Family From Lead In Your Home*.
- Purchaser(s) has (check one below):
  - Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
  - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgement** - Initial below

(g) \_\_\_\_\_ The Listing Agent has informed the Seller of the Seller's obligation under 42 U.S.C. 4852(d), and the Seller is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy** - The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

DocuSigned by: <u>Troy O'Neal</u> Seller: <b>Troy O'Neal</b>	6/22/2024   1:08 PM EDT Date	DocuSigned by: <u>Monica O'Neal</u> Seller: <b>Monica O'Neal</b>	6/22/2024   7:44 Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
Agent <b>Troy O'Neal</b>	_____ Date	Agent	_____ Date

**Certificate Of Completion**

Envelope Id: C49FC68F6826480ABA9FD6D0239A7BAB	Status: Completed
Subject: Troy and Monica O'Neal	
Source Envelope:	
Document Pages: 11	Signatures: 6
Certificate Pages: 5	Initials: 22
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Troy O'Neal
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	713 Greenbank Rd.
	Wilmington, DE 19808
	troyoneal16@gmail.com
	IP Address: 128.136.157.99

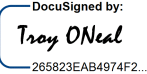
**Record Tracking**

Status: Original	Holder: Troy O'Neal	Location: DocuSign
6/22/2024 12:50:03 PM	troyoneal16@gmail.com	

**Signer Events**

Troy O'Neal  
 troyoneal16@gmail.com  
 Long and Foster  
 Security Level: Email, Account Authentication (None)

**Signature**


DocuSigned by:  
  
 265823EAB4974F2...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 108.2.197.60

**Timestamp**

Sent: 6/22/2024 12:51:28 PM  
 Viewed: 6/22/2024 12:51:49 PM  
 Signed: 6/22/2024 1:08:43 PM

**Electronic Record and Signature Disclosure:**  
 Not Offered via DocuSign

Monica O'Neal  
 monicaoneal16@gmail.com  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 C75D733A5102464...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 174.216.58.143

Sent: 6/22/2024 12:51:28 PM  
 Viewed: 6/22/2024 7:43:09 PM  
 Signed: 6/22/2024 7:44:01 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 6/22/2024 7:43:09 PM  
 ID: bbe86fc0-554a-4951-87b7-0774d6c675d2

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/22/2024 12:51:28 PM
Certified Delivered	Security Checked	6/22/2024 7:43:09 PM
Signing Complete	Security Checked	6/22/2024 7:44:01 PM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	6/22/2024 7:44:01 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, RE/MAX Point Realty (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) Express user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. For such copies, as long as you are an authorized user of the DocuSign system you will have the ability to download and print any documents we send to you through your DocuSign user account for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

**How to contact RE/MAX Point Realty:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: tom@ricciorealestate.com

**To advise RE/MAX Point Realty of your new e-mail address**

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at tom@ricciorealestate.com and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

**To request paper copies from RE/MAX Point Realty**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to tom@ricciorealestate.com and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

**To withdraw your consent with RE/MAX Point Realty**

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to tom@ricciorealestate.com and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

**Required hardware and software**

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"> <li>•Allow per session cookies</li> <li>•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection</li> </ul>

\*\* These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

**Acknowledging your access and consent to receive materials electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I Agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify RE/MAX Point Realty as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by RE/MAX Point Realty during the course of my relationship with you.