

SELLER'S PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

PROPERTY LOCATED AT: 166 (formerly 22) Waverly Ave, Pittsfield, ME 04967

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other Public

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?
Pump: Yes No N/A Quantity: Yes No Unknown
Quality: Yes No Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No
IF YES: Date of most recent test: N/A Are test results available? Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
IF YES, are test results available? Yes No
What steps were taken to remedy the problem? None

• IF PRIVATE:

INSTALLATION: Location: N/A
Installed BY: N/A DATE of Installation: N/A
What is the source of your information: N/A
USE: Number of Persons currently using system? N/A
Does system supply water for more than one household? Yes No Unknown

COMMENTS: The seller acquired the property through a foreclosure sale. Property sold as-is.

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? N/A

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: N/A
Tank Size: 500 Gal. 1000 Gal. Unknown Other: N/A
Tank Type: Concrete Metal Unknown Other: N/A
Location: N/A OR Unknown Date of Installation: N/A
Date of Last Servicing: N/A Name of Company Servicing Tank: N/A
Date Last Pumped: N/A Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: N/A

LEACH FIELD: Yes No Unknown

IF YES: Location: N/A
Date of installation of leach field: N/A Installed By: N/A
Date of Last Servicing: N/A Name of Service Company: N/A
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem & what steps were taken to remedy: N/A

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? Yes No
IF YES, is it available? N/A

SOURCE OF INFORMATION: Seller

COMMENTS: The seller acquired the property through a foreclosure sale. Property sold as-is

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown

Is System located in a Coastal Shoreland Zone? Yes No Unknown

SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA			
Age of system(s)/source(s)	Unknown			
Name of company that services system(s)/source(s)	Unknown			
Date of most recent service call	Unknown			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	Unknown			
Malfunction per system(s)/source(s) within past 2 years	Unknown			
Other pertinent information	None			

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 1900 Last Cleaned: Unknown
 Is more than one heat source vented through one flue? Yes No Unknown Had a chimney fire: Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: N/A
 COMMENTS: **The seller acquired the property through a foreclosure sale. Property sold as-is.**

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks in current use? Yes No
 IF NO above: How long have tank(s) been out of service? N/A
 What materials are, or were, stored in the tank(s)? N/A
 Age of tank(s): N/A Size of tank(s): N/A
 Location: N/A
 Have you experienced any problems such as leakage? N/A

Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
 Comments: **The seller acquired the property through a foreclosure sale. Property is being sold in an "as is" condition. The seller does not make any representations or warranties.**

B. ASBESTOS - Current or previously existing:
 • as insulation on the heating system pipes or duct work? Yes No Unknown
 • in the siding? Yes No Unknown • in the roofing shingles? Yes No Unknown
 • in flooring tiles? Yes No Unknown • other: N/A Yes No Unknown
 IF YES: Source of Information: N/A
 COMMENTS: **The seller acquired the property through a foreclosure sale. Sold as is.**

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: N/A By: N/A
 Results: N/A If applicable, What remedial steps were taken? N/A
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: N/A

D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: N/A By: N/A
 Results: N/A If applicable, What remedial steps were taken? N/A
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: N/A

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)
 Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? Yes No Unknown
 Unknown but possible due to age
 IF YES, describe location and the basis for the determination: N/A
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: N/A

Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: **The seller acquired the property through a foreclosure sale. Sold as is.**

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: The seller acquired the property through a foreclosure sale. Sold as-is

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: N/A

What is your source of information: Deed/Seller

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront? Yes No Unknown

IF YES: Explain: N/A

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: N/A
- Year Built: 1900 How long has Seller owned it: 2009
- Roof: Year Built - Structure: 1900 Age - Shingles: Unknown
Moisture or leakage: Unknown, looks to be moisture getting into the second floor kitchen.
Comments: The seller acquired the property through a foreclosure sale. Sold as-is
- Foundation/Basement: Sump Pump: Yes No Unknown Comments: Sold as-is.
Moisture or leakage since you owned the property: Yes No Unknown Comments: Sold as-is.
Knowledge of prior moisture or leakage: Yes No Unknown Comments: Sold as-is.
- Mold: Has the property ever been tested for mold? Yes No Unknown If YES, are test results available? Yes No
- Electrical: Fuses Circuit Breaker Other: _____ Unknown
- Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No
- Manufactured Housing: Mobile Home - Yes No Modular: Yes No
- KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: The seller acquired the property through a foreclosure sale. Property is being sold in an "as is" condition. The seller does not make any representations or warranties as to the condition of the property.

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

SECTION VI. ADDITIONAL INFORMATION

The seller acquired the property through a foreclosure sale. Property is being sold in an "as is" condition. The seller does not make any representations or warranties as to the condition of the property.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE



EXHIBIT "A"

10-01110990

A CERTAIN LOT OR PARCEL OF LAND IN PITTSFIELD, COUNTY OF SOMERSET, AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS THREE AND FOUR, BLOCK F, ON A PLAN OF DOBSON AND A.P. MCMASTER'S ADDITION TO THE VILLAGE OF PITTSFIELD AS SURVEYED BY BALDWIN AND COOMBS, WHICH PLAN IS RECORDED IN SOMERSET REGISTRY OF DEEDS IN BOOK 219, PAGES 118 AND 119, SAID PARCEL BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF HERBERT CREGG; THENCE RUNNING WESTERLY ON WAVERLY AVENUE EIGHT RODS TO LAND NOW OR FORMERLY OF MERTON PATTON; THENCE SOUTHERLY AT RIGHT ANGLES TO WAVERLY AVENUE EIGHT RODS TO LAND NOW OR FORMERLY OF PINE TREE ASSOCIATES; THENCE EASTERLY PARALLEL WITH SAID AVENUE EIGHT RODS TO THE SOUTHWEST CORNER OF SAID CREGG'S LAND; THENCE AT RIGHT ANGLES ALONG SAID CLEGG'S WESTERLY LINE EIGHT RODS TO THE PLACE OF BEGINNING.

RESERVING AND EXCEPTING HOWEVER TO FRANKLIN C. BASFORD, HIS HEIRS OR ASSIGNS, AN ALLEY WAY OF SIX (6) FEET IN WIDTH ACROSS THE SOUTHERLY END OF THE ABOVE DESCRIBED PREMISES FOR THE USE OF SAID BASFORD AND OTHERS WITH THE STIPULATION THAT NO BUILDING SHALL BE ERECTED ON SAID LAND NEARER TO THE SOUTHERLY LINE OF SAID AVENUE THAN TWENTY FEET.

BEING THE SAME PROPERTY CONVEYED TO DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF ARGENT MORTGAGE SECURITIES, INC., ASSET-BACKED PASS THROUGH CERTIFICATES SERIES 2004-W11, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2004, AKA DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF ARGENT MORTGAGE SECURITIES, INC., ASSET-BACKED PASS THROUGH CERTIFICATES SERIES 2004-W11 BY DEED FROM DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF ARGENT MORTGAGE SECURITIES, INC., ASSET-BACKED PASS THROUGH CERTIFICATES SERIES 2004-W11, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2004, WITHOUT RECOURSE RECORDED 04/04/2008 IN DEED BOOK 3987 PAGE 217, IN THE REGISTRY OF DEEDS OF SOMERSET COUNTY, MAINE.

Residential Real Property Disclosure Statement

MAINE WARNING: LEAD-BASED PAINT HAZARDS

Any residence built before 1978 may contain lead sufficient to poison children and sometimes adults. LEAD poisoning poses a particular risk if you are pregnant or may become pregnant. LEAD poisoning in young children may produce permanent neurological damage, including learning disabilities, a reduced intelligence quotient (IQ), impaired memory and behavioral problems such as attention deficit hyperactive disorder and a propensity for violence.

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. The seller of any interest in real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

The only way to know with certainty whether lead-based paint hazards are present on the property is to test the property for the presence of lead.

Acknowledgement of State Disclosure Statement.

The signature below acknowledges that the seller or potential seller has disclosed to me information about lead-based paint hazards as required by 22 M.R.S.A. Section 1328. This acknowledgement does not constitute a waiver of any rights.

Seller or potential seller

Signature Date

Name printed

Signature Date

Name printed

Purchaser or potential purchaser

Signature Date

Name printed

Signature Date

Name printed

**Acknowledgement of federal disclosure of information
on Lead-Based Paint and/or Lead-Based Paint Hazards**

Lead Warning Statement

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

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

- (ii) _____ 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 (i) or (ii) below):
- (i) _____ 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).

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

Purchaser's Acknowledgement (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*

(e) Purchaser has (check (i) or (ii) below):

(i) _____ 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; or

(ii) _____ 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)

(f) MT Agent has informed the seller of the seller's obligations under 42 U.S.C.4852d and 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 they have provided is true and accurate.

_____	_____	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>Bilany Tom</u>	<u>6/20/09</u>	_____	_____
Agent	Date	Agent	Date

This form is provided in connection with the PROPERTY LOCATED AT
166 (formerly 22) Waverly Ave, Pittsfield, ME 04967



Subject

M29

M16