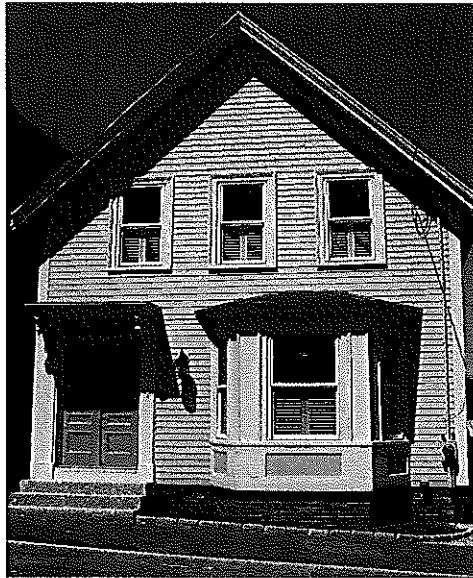


RE/MAX On the Ri



Address: 2 Merrill Street, Newburyport MA 01950

Broker	Kathy Cronin	Style		Price	\$629,000.00
Age	1850	Lot Size	2500 sq.ft.	Taxes	\$3,485.73
Rooms	7	Bedrooms	3	Baths	2 full 2 1/2
Garage	0	Living Area	1621	Fee	
Assessment	\$344,100	Zoning	R3	MLS #	

Room	Size Approx.	Floor	Eat-in-kitchen	Yes	Heat AC	gas/central
Living Room	13.5x15.5	Oak	Cabinets	Wood	Cost	
Dining Room	10.8x8	Oak	Dishwasher	Yes	Hot Water	
Kitchen	15.5x13.2	Oak	Disposal	Yes	P/Rental (new)	Private
Den/Office			Stove	Gas	Floors	Oak,ww,ct
Family Room	13.7x12	Oak	Refrigerator	Yes	Fireplace	Yes-gas
Bedroom	15.6x13.3	Carpet	Washer/Dryer	Hook-up	Deck	
Bedroom	13.3x12.9	Carpet	Foundation	Fs/brick	Paved Street	Yes
Bedroom	14x11.3	Carpet	Storm Windows	No	Parking	2
Bedroom			Storm Door	No	Water	City
Bath	Full	Tile-2	Siding	Clapboard	Sewer	City
Bath	Full	Tile-2	Sump	No	Fence	Yes
Bath	½	Tile-1	Basement	Full	Smoke Alarm	Yes
Owners:	Babjak	Book	4252	Page	345	BB

Remarks:

Kathy Cronin  
 RE/MAX On the River, 50 Water St. Newburyport, MA 01950  
 Phone: 978-499-8808 Phone/Fax/VM: 978-992-4013

Room sizes to be checked for accuracy. This is incomplete listing information and is for marketing purposes only. Additional and amplifying information is contained in the Seller's Statement available from the listing office and should be referred to. All listings submitted on this page are subject to errors & omissions and it is the responsibility of the Buyer to verify this information by a competent home inspector. Offered to qualified Buyers regardless of race or nation origin. MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

RE/MAX ON THE RIVER      PROPERTY ADDRESS

ITEM	INCLUDED	EXCLUDED	NEGOTIABLE	NONE
A/C Central	X	KITCHENS (VESTIBLES)		
A/C Individual				
Air Filter				
Area Rugs				
Attic Vent Fan				
Basketball Hoop				
Burglar Alarm				
Ceiling fan				
Chandelier	X			
Cupola/Weathervane				
Curtains & Drapes	X			
Electric Garage Door				
Fence	X			
Fire Alarm				
Fireplace Screens				
Freezer				
Ice Maker	X			
Lighting Fixtures	X			
Mailbox				
Mantel	X			
Microwave	X			
Mirrors	X			
Outside Lights				
Refrigerator	X			
Sauna				
Shelves / Brackets				
Stereo Equipment				
Storage Shed				
Stove Hood	X			
Sump Pump				
Swimming Pool				
Swing Set				
Trash Compactor				
TV Antenna				
Vent Fan	X			
Wall to Wall	X			
Washer/Dryer				
Water Filter				
Water Softener				
Whirlpool / Jacuzzi				
Window Blinds				
Window Screens	X			
Window Shades				
Wood Stove				

Seller's Initials: *ES*

Buyer's Initials:

Date: *5-6-08*

Date:

# PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

## Required Federal 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 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 (circle documents below). Lead Inspection Report; Risk Assessment Report; Letter of Interim Control; Letter of Compliance

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

## Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) \_\_\_\_\_ Purchaser or lessee purchaser has received copies of all documents circled above.

(d) \_\_\_\_\_ Purchaser or lessee purchaser has received no documents.

(e) \_\_\_\_\_ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) \_\_\_\_\_ Purchaser or lessee 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 Acknowledgment (initial)

(g) KE Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) \_\_\_\_\_ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law -- either through full deleading or interim control -- if it was built before 1978 and a child under six years old resides or will reside in the property.

## 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.

X <u>[Signature]</u>	<u>5.6.08</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>5.6.08</u>	_____	_____
Agent	Date	Agent	Date
Address of Property / Unit <u>2 Merrill St Newburyport, MA 01950</u>			

