

PROPERTY LOCATED AT: 467 Church Hill Road, Leeds,

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 Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal _____ ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown
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: 8/2026 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? Tested water, arsenic had been high- Point of use installed for kitchen sink

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Front left of home

Installed by: Hodgkins

Date of Installation: 2019

USE: Number of persons currently using system: 2

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: Recent water test completed after point of use put in, water tests provided in documents.

Source of Section I information: Seller

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Page 1 of 8

Seller Initials

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PROPERTY LOCATED AT: 467 Church Hill Road, Leeds,

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable).~~

~~Have you had the sewer line inspected?..... ☐ Yes ☐ No~~

~~If Yes, what results: _____~~

~~Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No~~

~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: Rear of home OR ☐ Unknown

Date installed: 2019 Date last pumped: 2023 Name of pumping company: Nickersons

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: None

Date of last servicing of tank: Unknown Name of company servicing tank: Unknown

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Rear of home

Date of installation of leach field: 2019 Installed by: Unknown

Date of last servicing of leach field: Unknown Company servicing leach field: Unknown

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: No issues

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No

If Yes, are they available? ☒ Yes ☐ No

Is System located in a Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

Comments: None

Source of Section II information: Seller

Buyer Initials _____

Page 2 of 8

Seller Initials

^{Initial}
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RB

PROPERTY LOCATED AT: 467 Church Hill Road, Leeds,**SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Heat Pump	Pellet Stove	Electric Basboard	N/A
Age of system(s) or source(s)	2024	8 Years Old	2019	N/A
TYPE(S) of Fuel	Electric	Pellet	Electric	N/A
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown	Unk	Unk	N/A N/A
Name of company that services system(s) or source(s)	Daves World	By the Fire	Unk	N/A
Date of most recent service call	None	Cleaned Feb 2026	None	N/A
Malfunctions per system(s) or source(s) within past 2 years	None	None	None	N/A
Other pertinent information	None	Cleaned annually from with By the Fire	None	N/A N/A

Are there fuel supply lines? ☐ Yes ☒ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☒ No ☐ UnknownChimney(s): ☐ Yes ☒ NoIf Yes, are they lined: ☐ Yes ☒ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/ADate chimney(s) last cleaned: N/ADirect and/or Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/AComments: **None**Source of Section III information: **Seller****SECTION IV - HAZARDOUS MATERIAL**

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, are tanks in current use? ☐ Yes ☒ No ☐ UnknownIf no longer in use, how long have they been out of service? N/AIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☒ No ☐ UnknownAre tanks registered with DEP? ☐ Yes ☒ No ☐ UnknownAge of tank(s): N/A Size of tank(s): N/ALocation: N/A

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Page 3 of 8

Seller Initials BB RB

PROPERTY LOCATED AT: 467 Church Hill Road, Leeds,What materials are, or were, stored in the tank(s)? N/AHave you experienced any problems such as leakage: ☐ Yes ☒ No ☐ UnknownComments: NoneSource of information: Seller**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: None ☐ Yes ☒ No ☐ UnknownComments: NoneSource of information: Seller**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: September 2026 By: EurofinsResults: 0.5 pCi/LIf applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? ☒ Yes ☐ No ☐ UnknownAre test results available? ☒ Yes ☐ NoResults/Comments: Radon system installed and re-tested, well within limits.Source of information: Seller**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf Yes: Date: N/A By: N/AResults: N/AIf applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: Not tested for Radon WaterSource of information: Seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: NoneSource of information: Seller

Buyer Initials _____

Page 4 of 8

Seller Initials

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PROPERTY LOCATED AT: 467 Church Hill Road, Leeds,

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

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 basis for determination: None

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: None

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

Comments: None

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: None

Source of information: Seller

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

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: None

Source of information: Seller

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? N/A

Road Association Name (if known): N/A

Source of information: Seller

Buyer Initials _____

Page 5 of 8

Seller Initials

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PROPERTY LOCATED AT: 467 Church Hill Road, Leeds,**SECTION VI – FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHave any flood events affected a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: N/AHas there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the date of each payment: N/AIs the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ UnknownIf yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
N/ARelevant Panel Number: 23001C0117E Year: 2013 (Attach a copy)Comments: NoneSource of Section VI information: FEMA

Buyer Initials _____

Page 6 of 8

Seller Initials

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PROPERTY LOCATED AT: 467 Church Hill Road, Leeds,**SECTION VII - GENERAL INFORMATION**

Are there any tax exemptions or reductions 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: Homestead ExemptionIs a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/AEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: NoneYear Principal Structure Built: 2019 What year did Seller acquire property? 2019Roof: Year Shingles/Other Installed: 2019Water, moisture or leakage: NoneComments: None

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ UnknownComments: NoneMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoComments: NoneElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: Generator Hookup ☐ UnknownComments: NoneHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☐ Yes ☐ No ☒ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☒ Yes ☐ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ UnknownComments: New Modular Home from Turn Key Homes in Oxford in 2019.

Buyer Initials _____

Page 7 of 8

Seller Initials BB RB

PROPERTY LOCATED AT: 467 Church Hill Road, Leeds,
 KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: No known defects

Comments: None
 Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

New point of use water system and Radon Air system in September of 2026

There is plumbing pre-ran under basement for a future bathroom. Buyer to do due diligence on potential bathroom finishing

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

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

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.

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.

Signed by: Bethany Budesheim 9/16/2026
 SELLER DATE
Bethany Budesheim

DocuSigned by: Ronald Budesheim 9/16/2026
 SELLER DATE
Ronald Budesheim

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

BUYER DATE

BUYER DATE

Certificate Of Completion

Envelope Id: 8BC4CA44-68DA-8602-805F-115158AFE164

Status: Completed

Subject: Complete with Docusign: Church Hill Disclosures.pdf

Source Envelope:

Document Pages: 8

Signatures: 0

Envelope Originator:

Certificate Pages: 1

Initials: 0

Kyle Charest

AutoNav: Enabled

kyle.charest@meservier.com

Envelopeld Stamping: Enabled

IP Address: 67.255.30.158

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

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Status: Original

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kyle.charest@meservier.com

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kyle.charest@meservier.com

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Freeform Signing

Electronic Record and Signature Disclosure:

Not Offered via Docusign

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

9/18/2026 7:06:38 AM

Certified Delivered

Security Checked

9/18/2026 7:07:25 AM

Signing Complete

Security Checked

9/18/2026 7:07:30 AM

Completed

Security Checked

9/18/2026 7:07:30 AM

Payment Events

Status

Timestamps