

Important Property Disclosure & Offer Instructions for AS-IS Property Sale

8 Arcadia Pl Vauxhall, NJ 07088

This single-family home located in the City of Union, Township of Union is being sold strictly “AS IS, WHERE IS, AND HOW IS” in its current condition. The property is under court-appointed guardianship, and the seller will make no repairs, provide no credits, and will not warrant any aspect of the property. Buyers must conduct all due diligence prior to submitting an offer.

Property Condition:

- The property has outstanding municipal violations.
- There is no heat, and the City has declared the property not livable.
- Significant repairs are required before occupancy.
- Seller makes no representation regarding the number of bedrooms, bathrooms, or the overall condition of the property. The court-appointed guardian has never occupied the property and is not fully aware of its condition or defects, other than public information provided by the municipality.

Offer Requirements:

- All offers must include verified proof of funds.
- Cash Offers: Must include verified proof of funds.
- Owner-Occupant Financing: Only offers using a full FHA 203(k) or Fannie Mae HomeStyle Renovation Loan will be considered. Streamlined or limited rehab loans will not qualify due to the extent of repairs required.
- Investor Financing: Investors must use an Investor Rehab Loan or Investor Bridge Loan. No conventional, FHA, or VA financing will be accepted.

Buyer Responsibilities:

- Buyer will be solely responsible for:
 - Obtaining the Certificate of Occupancy required by the Township of Union prior to occupancy.
 - Clearing all municipal violations.
 - All costs associated with inspections, permits, and compliance.
- Important: The City may require the seller to accept any outstanding violations as a condition of transfer of ownership. Buyer acknowledges this and agrees that such acceptance by the seller does not relieve the buyer of responsibility for curing violations post-closing.
- Seller will remove only select personal effects; buyer accepts responsibility for any remaining contents.

Additional Disclosures:

- The seller will not provide any concessions, credits, or allowances for repairs or violations.
- Please review all documents posted in the "Documents" section of the listing website before submitting an offer. These documents contain important information regarding property condition and offer instructions.