

PROPERTY INFORMATION

Name of Seller or Sellers: Wayne Leidecker Eva Kathleen Leidecker

Property Address: 187 Little Hill Rd Afton NY 13730-3122

NEW YORK STATE AGRICULTURAL AND MARKET LAW Section 310: Disclosure Prior to the Sale of Real Property.
"It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances.

Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law."

Premises ☒ are ☐ are not located partially or wholly within an agricultural district.

NEW YORK STATE REAL PROPERTY LAW Section 242: Disclosure Prior to the Sale of Real Property.

The above property ☒ does ☐ does not have utility electric service available to it. This property ☐ is ☒ is not subject to an electrical and/or gas utility surcharge. This type of surcharge is: . The purpose of the surcharge is . The amount of the surcharge is \$. The surcharge is payable: ☐ Monthly, ☐ Annually, ☐ other basis .

The above property ☐ does ☒ does not have uncapped natural gas wells.

The Following Information Is Provided to the Best of the Seller's Knowledge:

Is the property or structure on a local, state or national historical register or listed on an eligibility list: ☐ Yes ☒ No

Property Tax Exemption: ☐ Yes ☐ No ☒ Basic STAR ☐ Veterans ☒ Other

HOA/Condo Fee: ☐ Yes ☒ No - Amount \$ Due: ☐ Monthly ☐ Qtrly ☐ Semi-Annual ☐ Yearly ☐ Other

Special Assessments or Other Fees: ☐ Yes ☒ No Amount \$ Due: ☐ Monthly ☐ Quarterly
☐ Semi-Annual ☐ Yearly ☐ Other - Explain:

Age of Hot Water Heater: Unknown

Capacity of Gallons: ~40 gallons

Age of Furnace or Boiler: Vented propane heaters

Age of Air Conditioning Unit: n/a

Rinnai ~5 years old

Annual Bill for Fuel/Oil or Propane: \$

Average Monthly Utilities: Gas \$ Electric \$ Total: \$

Major Improvements known to Seller (up to fifteen (15) years):

See attached Property Improvement Sheet

I agree to furnish a copy of:

1. My deed and existing survey, if available, upon acceptance of contract for the buyer's use
2. Restrictive covenants or deed restrictions of record, *if applicable*.
3. Condominium Bylaws, Rules, etc., *if applicable*.
4. Homeowner's Association Bylaws, Rules, etc., *if applicable*.
5. Utility bills upon request.

☒ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

We make no representations or warranties either expressed or implied as to the condition of the property. Potential buyers are urged to carefully inspect the property and/or order a home inspection and/or other desired tests at buyer's expense which may address conditions or circumstances of local and national concern.

Seller Wayne Leidecker Date 9/25/2019
Seller Eva Kathleen Leidecker Date 9/25/2019
Eva Kathleen Leidecker

I have read this Property Information Form and have received a copy of it. I acknowledge that this statement is not a representation or warranty of any kind by Seller or any agent of the Seller and is not a substitute for a home inspection or other tests that are available to me to assess the condition of the property.

Buyer _____ Date _____
Buyer _____ Date _____

012315



Property Improvement Sheet -187 Little Hill Rd

- New flooring throughout many parts of the house
 - New Brazilian Cherry hardwoods in living room and downstairs bedroom
 - New Pergo laminate flooring upstairs
 - New Mannington Mills laminate flooring in the family room and dining room
 - Extra unused flooring for all 3 types in barn
- New thermal windows throughout the house, except for kitchen, dining room, and family room. (Those have thermal windows, but are more than 15 years old).
- New Appliances
 - Top-of-the-line LG stainless dishwasher
 - Top-of-the-line LG washer & dryer
 - Cooktop - black glass
 - Gen Air convection oven
 - New refrigerator
 - New faucet
- Finished office in barn
 - Rough cut hemlock walls and ceiling
 - Pellet stove
 - Propane heater
- Vinyl thermal garage doors
- Stainless steel well pump
- Vermont Soapstone wood-burning stove with catalytic converter
- New vanity in downstairs and master bathrooms
- Built-in dog kennel in garage
- New lighting in first floor of barn
- New insulation in family room ceiling