



Property Condition Disclosure Statement

Name of Seller or Sellers: _____

Property Address: _____

General Instructions:

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This Disclosure Statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title. In the event a seller fails to perform the duty prescribed in this article to deliver a Disclosure Statement prior to the signing by the buyer of a binding contract of sale, the buyer shall receive upon the transfer of title a credit of \$500 against the agreed upon purchase price of the residential real property.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or residence of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be constructed or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

Instructions to the Seller:

- Answer all questions based upon your actual knowledge.
- Attach additional pages with your signature if additional space is required.
- Complete this form yourself.
- If some items do not apply to your property, check "NA" (Non-applicable). If you do not know the answer check "Unkn" (Unknown).

Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorizes his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

GENERAL INFORMATION

- How long have you owned the property? 41 yrs
- How long have you occupied the property? 41 yrs
- What is the age of the structure or structures? 1829
Note to buyer – If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint..
- Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops? ☐ Yes ☒ No ☐ Unkn ☐ NA
- Does anybody else claim to own any part of your property? If Yes, explain below ☐ Yes ☒ No ☐ Unkn ☐ NA

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6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? *If Yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA
7. Are there any features of the property shared in common with adjoining landowners or a homeowner's association, such as walls, fences or driveways? *If Yes, describe below* ☐ Yes ☒ No ☐ Unkn ☐ NA
8. Are there any electric or gas utility surcharges for line extensions, special assessments or homeowner or other association fees that apply to the property? *If Yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA
9. Are there certificates of occupancy related to the property? *If No, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

ENVIRONMENTAL

Note to Seller:

In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

Note to Buyer:

If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

10. Is any or all of the property located in a designated floodplain? *If Yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA
11. Is any or all of the property located in a designated wetland? *If Yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA
12. Is the property located in an agricultural district? *If Yes, explain below* ☒ Yes ☐ No ☐ Unkn ☐ NA
13. Was the property ever the site of a landfill? *If Yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

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14. Are there or have there ever been fuel storage tanks above or below the ground on the property? ☒ Yes ☐ No ☐ Unkn ☐ NA
• If Yes, are they currently in use? ☐ Yes ☐ No ☐ Unkn ☐ NA
• Location(s) outside garage
2 oil tanks in basement
• Are they leaking or have they ever leaked? If Yes, explain below ☐ Yes ☒ No ☐ Unkn ☐ NA
15. Is there asbestos in the structure? If Yes, state location or locations below ☐ Yes ☒ No ☐ Unkn ☐ NA
16. Is lead plumbing present? If Yes, state location or locations below ☐ Yes ☒ No ☐ Unkn ☐ NA
17. Has a radon test been done? If Yes, attach a copy of the report ☐ Yes ☒ No ☐ Unkn ☐ NA
18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? If Yes, describe below ☐ Yes ☒ No ☐ Unkn ☐ NA
19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance? If Yes, attach report(s) ☐ Yes ☒ No ☐ Unkn ☐ NA

STRUCTURAL

20. Is there any rot or water damage to the structure or structures? If Yes, explain below ☐ Yes ☒ No ☐ Unkn ☐ NA
21. Is there any fire or smoke damage to the structure or structures? If Yes, explain below ☐ Yes ☒ No ☐ Unkn ☐ NA
22. Is there any termite, insect, rodent or pest infestation or damage? If Yes, explain below ... ☐ Yes ☒ No ☐ Unkn ☐ NA
23. Has the property been tested for termite, insect, rodent or pest infestation or damage? ☐ Yes ☒ No ☐ Unkn ☐ NA
If Yes, please attach report(s)
24. What is the type of roof/roof covering (slate, asphalt, other)? metal
• Any known material defects? no
• How old is the roof? House 15 yrs
Garage 20 yrs
Bath 10 yrs
Pool 5 yrs

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- Is there a transferable warrantee on the roof in effect now? *If Yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

25. Are there any know material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? *If Yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

MECHANICAL SYSTEMS AND SERVICES

26. What is the water source? (*Circle all that apply*) drilled well, private, municipal, other: _____

- If municipal, is it metered? ☐ Yes ☐ No ☐ Unkn ☐ NA

27. Has the water quality and/or flow rate been tested? *If Yes, describe below* ☒ Yes ☐ No ☐ Unkn ☐ NA

3 yrs ago

28. What is the type of sewage system? (*Circle all that apply*) public sewer, private sewer, cesspool, septic

- If septic or cesspool, age? Concrete
• Date last pumped? 15 yrs
• Frequency of pumping? 2000
• Any known material defects? *If Yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

29. Who is your electrical service provider? Nat'l Grid

- What is the amperage? 200
• Does it have circuit breakers or fuses? Public
• Private or public poles?
• Any known material defects? *If yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? *If Yes, state locations and explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

31. Does the basement have seepage that results in standing water? *If Yes, explain below* ☐ Yes ☒ No ☐ Unkn ☐ NA

Are there any known material defects in any of the following? *If Yes, explain below. Use additional sheets if necessary*

32. Plumbing system? ☐ Yes ☒ No ☐ Unkn ☐ NA

33. Security system? ☐ Yes ☐ No ☐ Unkn ☒ NA

34. Carbon monoxide detector? ☐ Yes ☒ No ☐ Unkn ☐ NA

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35. Smoke detector? ☐ Yes ☒ No ☐ Unkn ☐ NA
36. Fire sprinkler system? ☐ Yes ☐ No ☐ Unkn ☒ NA
37. Sump pump? ☐ Yes ☐ No ☐ Unkn ☒ NA
38. Foundation/slab? ☐ Yes ☒ No ☐ Unkn ☐ NA
39. Interior walls/ceilings? ☐ Yes ☒ No ☐ Unkn ☐ NA
40. Exterior walls or siding? ☐ Yes ☒ No ☐ Unkn ☐ NA
41. Floors? ☐ Yes ☒ No ☐ Unkn ☐ NA
42. Chimney/fireplace or stove? ☐ Yes ☒ No ☐ Unkn ☐ NA
43. Patio/deck? ☐ Yes ☒ No ☐ Unkn ☐ NA
44. Driveway? ☐ Yes ☒ No ☐ Unkn ☐ NA
45. Air conditioner? ☐ Yes ☐ No ☐ Unkn ☒ NA
46. Heating system? ☐ Yes ☒ No ☐ Unkn ☐ NA
47. Hot water heater? ☐ Yes ☒ No ☐ Unkn ☐ NA

48. The property is located in the following school district Poland ☐ Unkn

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and floodplain maps).

The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached.

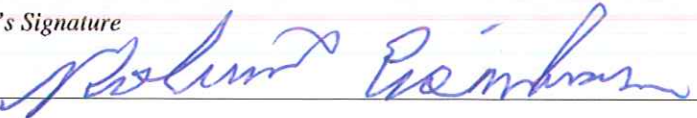
The seller is choosing to list the home "as is". It does not preclude the purchaser from having a structural inspection to satisfy himself as to the condition of the property and the cost to repair.

Property Condition Disclosure Statement

Seller's Certification:

Seller certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

Seller's Signature

X 

Date 4-12-21

Seller's Signature

X Maria Eisenhauer

Date 4-12-21

Buyer's Acknowledgment:

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller or seller's agent and is not a substitute for any home, pest, radon or other inspections or testing of the property or inspection of the public records.

Buyer's Signature

X _____

Date _____

Buyer's Signature

X _____

Date _____



COLDWELL BANKER
FAITH PROPERTIES

PROPERTY INFORMATION

Property Address: 4692 Military Road, Poland, NY

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 ☐ Qtrly ☐ Semi-Annual ☐ Yearly ☐ Other - Explain: _____

Age of Hot Water Heater: _____

Capacity of Gallons: _____

Age of Furnace or Boiler: _____

Age of Air Conditioning Unit: X

Annual Bill for Fuel/Oil or Propane: \$ 650-750 per yr.

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

Total: \$ 8/6 per yr

Major Improvements within the last five (5) years:

I agree to furnish a copy of:

- | | |
|---|--|
| 1. My deed and existing survey, if available, upon acceptance of contract for the buyer's use | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Restrictive covenants or deed restrictions of record, if applicable. | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Condominium Bylaws, Rules, etc., if applicable. | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Homeowner's Association Bylaws, Rules, etc., if applicable. | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 5. Utility bills upon request. | <input type="checkbox"/> Yes <input type="checkbox"/> 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 such as, but not limited to, (1) formaldehyde-emitting substances, including urea formaldehyde form insulation (2) radon gas (3) aluminum wiring (4) hazardous or toxic substances (5) asbestos-containing materials (6) leaded paint (7) presence of pesticide residue (8) toxic mold.

Seller

Robert Thompson

Seller

Maria Eisenhauer

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 physical condition of the property.

Buyer

Buyer



Mohawk Valley Association of REALTORS®, Inc.
Mid NY Regional MLS, LLC
41 Notre Dame Lane, Utica, NY 13502-4817
(315) 724-5159 FAX (315) 724-1201

Agricultural District Disclosure Form and Notice

For property commonly known as:

4692 Mt. Cay Rd. Poland NY
Tina & Kevin

When any purchase and sale contract is presented for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district established pursuant to the provisions of article 25-aa of the Agricultural and Markets law, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

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.

Such disclosure notice shall be signed by the prospective grantor and grantee prior to sale, purchase or exchange of such real property.

Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

NAME The aforementioned property IS located in an agricultural district.

_____ The aforementioned property IS NOT located in an agricultural district.

I have received and read this disclosure notice.

Maria Escobedo 4-16-21
Seller Date

Purchaser

Date

Robert E. Egan
Seller Date

Purchaser

Date



COLDWELL BANKER FAITH PROPERTIES

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards for Sales

Property Address: 4692 Military Road, Poland, NY (Town of Russia)

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 [Seller should initial both (a) and (b)].

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ 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 one below):

☐ 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).

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

Purchaser's Acknowledgment [Purchaser should initial (c), (d) and (e)].

☐ (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 one below):

☐ 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

☐ 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

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

Seller [Signature] Date 4-13-21
Seller Maria Eigenbauer Date 4-13-21
Seller Nichelle Rose Therese Date 4-13-21
Seller's Agent _____ Date _____

Purchaser _____ Date _____
Purchaser _____ Date _____
Purchaser's Agent _____ Date _____

**CARBON MONOXIDE AND SMOKE DETECTORS/ALARMS DISCLOSURE**

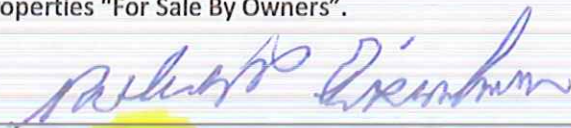
1. Regulations require that a functioning carbon monoxide and smoke detector be installed in every one and two family house, co-op or condo constructed or offered for sale.
2. Seller agrees to install at least one functioning carbon monoxide and smoke detector in the subject property within five (5) days of the date that Seller signs this disclosure.
3. At least one carbon monoxide alarm and smoke detector must be present in each dwelling unit.
4. A carbon monoxide detector must be located in the immediate vicinity of the bedrooms on the lowest floor. For example, if the bedrooms are all on the second floor then the detector must be placed on the second floor near the bedrooms.
5. The carbon monoxide alarms must have the UL certification (this will most likely be stated on the packaging) and must be installed according to the manufacturer's instructions.
6. The carbon monoxide alarms may be hardwired to the dwelling, plugged into an outlet or battery operated.
7. If the carbon monoxide detector is part of a fire/burglar/carbon monoxide system or the alarms are monitored by a service, a distinctive alarm must be used to differentiate between the carbon monoxide alarm and the other system functions.
8. The carbon monoxide alarm must be maintained according to the manufacturer's instructions.
9. The alarms shall not be removed except for replacement, service or repair of the alarm.
10. Combination smoke/carbon monoxide detectors are allowed under the new regulations if they meet the same criteria above.
11. The regulations DO APPLY for properties "For Sale By Owners".

Purchaser

Date

Seller

Date


 4-13-21

Purchaser

Date

Seller

Date

 4-13-21



Coldwell Banker Faith Properties, Inc. - Advisory/ Authorization Addendum

ADVISORY

As real estate brokers, we are not advisers on legal, engineering, surveying, water quantity or quality, the existence of insect infestation, mold, hazardous materials, structural condition, or other technical matters. We will be pleased to provide you with information on how to engage such other professionals as you may determine to use in your transactions.

ESCROW

In accordance with section 778 of the General Business Law of the State of New York, we are required to advise that should Coldwell Banker Faith Properties, Inc. be the escrow agent in the attached Contract to Purchase or lease, the down payment will be deposited in the escrow agent's non-interest bearing bank account maintained at NBT Bank during the term of the escrow.

COMMISSION PAYMENT AUTHORIZATION

New York State Real Property Law considers the real estate commission due at the time of the "meeting of the minds" which would be at the time a Purchase Offer or Lease is accepted. However, most real estate companies, including Coldwell Banker Faith Properties, Inc. defer the actual collection of this earned commission until the closing of the sale or lease execution. In consideration of this deferred commission collection, we request your authorization for collection of the commission at the closing or lease execution.

To: Attorney or Closing Agent of Lender's Attorney.

I (we) hereby authorize and request that the real estate commission for the sale/lease/exchange of the above property, or any portion thereof outstanding, be disbursed from the proceeds of the sale/lease/exchange at the time of closing or lease execution which will indicate direct payment to the applicable real estate companies involved. If the Attorney or Closing Agent of the Lender's attorney requests that the commission check is not to be deposited until the transaction is on record at the appropriate County office, this request will be honored by Coldwell Banker Faith Properties, Inc.

In the event the proceeds are insufficient, the balance shall be paid no later than 10 business days after the date of closing by a certified check issued by any bank, credit union (provided such check is drawn on a New York State Bank) or savings and loan association having a banking office in the State of New York.

EQUAL OPPORTUNITY POLICY STATEMENT

Coldwell Banker Faith Properties, Inc. is a member of the Multiple Listing Service which covers the Greater Utica-Rome area and some surrounding counties. It is the policy of this company to comply with the New York State and the United States Fair Housing Laws. These laws require that type of service provided to a home seeker shall not be influenced by the home seeker's race, color, religion, sex, age, handicap, familial/marital status, or national origin. Our agents are not authorized to discuss with any customer or client the racial composition of any neighborhood or area. Further, our agents are not permitted to select houses or other property for prospective purchasers on the basis of race or composition of a neighborhood. If at any time in your relationship with this firm you believe that you may not have received equal service because of your race, color, religion, sex, age, handicap, familial/marital status, or national origin, or membership in any other group determined to be protected by the Fair Housing Laws, we encourage you to notify our Office Manager at (315) 735-2222. We do not expect there will be any problems but we would like the opportunity to correct any problems that you feel might exist.

VACANT PROPERTIES

This is to inform you that Coldwell Banker Faith Properties, Inc. does not work in the capacity of a "caretaker" for a vacant property listed with our firm. We strongly recommend, during the winter season, that you have "winterizing" done to the property to avoid potential damage that may occur due to loss of heat. Additionally we recommend you make arrangements to have the property checked periodically by an outside party, as this is not part of the service we provide.

INTERNET DATA ACCURACY AND DELETION

I (we) understand that, due to the nature of real estate data distribution on the Internet, where data is copied and shared among a multitude of websites, it is impossible to ensure that real estate data on sites Coldwell Banker Faith Properties, Inc. has no direct control over is accurate or timely. In this case "no direct control" means websites that Coldwell Banker Faith Properties, Inc. cannot directly input to or modify data on. I (we) also understand that while Coldwell Banker Faith Properties, Inc. does download data directly to certain real estate websites, the correct receipt of this data and its accuracy once displayed on the Internet is also out of the control of Coldwell Banker Faith Properties, Inc. Therefore, I (we) do not and will not hold Coldwell Banker Faith Properties, Inc. responsible or liable for inaccurate or outdated data on the Internet websites that they do not have the ability to directly input to or modify data on, now or in the future.

NO PROPERTY MANAGEMENT

Coldwell Banker Faith Properties, Inc. does not act in the capacity of property manager.


Seller/Lessor Signature

4.13.21
Date


Seller/Lessor Signature

4.13.21
Date

Buyer/Tenant Signature

Date



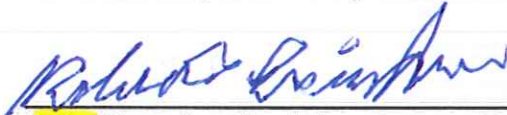
COVID-19 DISCLOSURE



On January 30, 2020, the World Health Organization (WHO) designated the novel coronavirus, COVID-19, outbreak as a Public Health Emergency of International Concern. On January 31, 2020, the United States Health and Human Services (HHS) Secretary declared a public health emergency for the entire United States and on March 7, 2020, Governor Andrew Cuomo declared a State disaster emergency for the entire State of New York (the "Emergency").


Empire State Development (ESD) has determined that real estate services, including appraisals, inspections and other services necessary to complete a transfer of real property; may be conducted in-person for those regions that have entered Phase 2 of the reopening so long as required health and safety precautions set forth in the Interim Guidance Document published by ESD and the Department of Health are followed. It may become necessary for a real estate licensee, inspector, appraiser, buyer, tenant or other third party to access the Property. Such access raises the potential for liability resulting from exposure to COVID-19. By agreeing to permit such parties to enter the Property or by agreeing to enter the Property, all parties acknowledge there is an assumption of exposure to COVID-19 and any and all consequences and/or injury which may result from such exposure, including but not limited to, physical and/or psychological injury, pain, suffering, illness, temporary or permanent disability, death or economic loss. This disclosure will help you to make informed choices about access to the Property during the Emergency.

The undersigned hereby acknowledge receipt of this COVID-19 Disclosure Statement.


Seller/Buyer/Landlord/Tenant _____ Date _____

Robert Eisenhauer

Print name


Seller/Buyer/Landlord/Tenant _____ Date _____

Maria Eisenhauer

Print name

This form was provided by Michelle Gorea Thompson
Print Name of Licensee

of Coldwell Banker Faith Properties a licensed real estate broker.
Print Name of Company, Firm or Brokerage



COLDWELL BANKER

**FAITH
PROPERTIES**

This is an addendum to the listing agreement between Coldwell Banker Faith Properties, Inc.

and (Seller) Robert Eisenhauer Maria Eisenhauer for the sale of the property at
4692 Military Rd, Poland, NY in an agreement dated _____ 20 ____.

☒ The Seller requires that all buyers seeking to view this property furnish a copy of a recent or recently updated mortgage prequalification letter prior to viewing the property.

☒ The Seller requires that all Buyers, real estate agents, appraisers, home inspectors and all others entering the property for real estate purposes wear face masks over their mouths and noses at all times while inside or within 6 feet of the property, socially distance at least six feet wherever possible inside the property and use sanitary wipes to wipe clean all surfaces they touched while at the property.

_____ The Seller requires _____

_____.

Seller

Seller

Date

Date



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by "steering" which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by "blockbusting" which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division's offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State's website https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department's office in person, or contact one of the Department's offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit
<https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Michelle G. Thompson (print name of Real Estate Salesperson/
Broker) of Coldwell Banker Faith Properties (print name of Real Estate company, firm or brokerage)

(I)(We) Robert Eisenhower & Maria Eisenhower

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature *Robert Eisenhower* Date: 4.13.21

Buyer/Tenant/Seller/Landlord Signature *Maria Eisenhower* Date: 4.13.21

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.



New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001



COLDWELL BANKER
FAITH PROPERTIES

Customer Service: (518) 474-4429
www.dos.state.ny.us

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interests. The buyer's agent does this by negotiating the purchase of a home at a price and

on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to

both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller to negotiate the purchase and sale of real estate. A sales agent works under the supervision

of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Michelle Gorea Thompson (print name of licensee) of CB Faith Properties (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

☐ Seller as a (check relationship below)

☐ Buyer as a (check relationship below)

☒ Seller's agent

☐ Buyer's agent

☐ Broker's agent

☐ Broker's agent

☐ Dual agent

☐ Dual agent with designated sales agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

☐ Advance informed consent dual agency

☐ Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) _____ acknowledge receipt of a copy of this disclosure

form: signature of ☐ Buyer(s) and/or ☐ Seller(s):

Robert Eisenhauer
Maria Eisenhauer

Date:

April 13, 2021

Date: