

RENTED PROPERTY RIDER (RPR) (Rev. 04/06/21)  
 Prior versions are obsolete.

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# RENTED PROPERTY RIDER



RIDER TO CONTRACT dated: 1 ("Contract")  
 between Daniel R Seeler Daniel R. Seeler  
 ("Seller")  
 and \_\_\_\_\_ ("Purchaser")  
 regarding: 1 Public Sq Holley NY 14470-1163 ("Property").

The Parties agree that the following additions and/or modifications are hereby made to the Contract:

**RPR1. TENANTS.** The Property is subject to the following tenancies (*Complete all blanks*):

UNIT NO.	A	B	C	D	E
NAME	1100 safe	900 safe	1000 safe	1770 safe	1100 safe
MONTHLY RENT	\$ 1200.00	\$ 1200.00	\$ 1200.00	\$ 1500.00	1200.00
INITIAL SECURITY DEPOSIT	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	
SECURITY DEPOSIT REMAINING	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	
ADVANCE RENT PAID	\$ <input checked="" type="checkbox"/> N/A	\$ <input checked="" type="checkbox"/> N/A	\$ <input checked="" type="checkbox"/> N/A	\$ <input checked="" type="checkbox"/> N/A	
INTEREST BEARING ACCOUNT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	no
TENANCY (MONTH-TO-MONTH OR LEASE)	<input checked="" type="checkbox"/> MONTH-TO-MONTH <input type="checkbox"/> LEASE	<input checked="" type="checkbox"/> MONTH-TO-MONTH <input type="checkbox"/> LEASE	<input checked="" type="checkbox"/> MONTH-TO-MONTH <input type="checkbox"/> LEASE	<input checked="" type="checkbox"/> MONTH-TO-MONTH <input type="checkbox"/> LEASE	m2m
DATE LEASE TERM EXPIRES					
FIRST DAY OF TERM FOR MONTH-TO-MONTH TENANCIES (e.g. 1st, 15th)	<input checked="" type="checkbox"/> 1st <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> 1st <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> 1st <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> 1st <input type="checkbox"/> Other: _____	1st
DATE TENANCY BEGAN					
UTILITIES INCLUDED IN RENT	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> WATER <input type="checkbox"/> CABLE	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> WATER <input type="checkbox"/> CABLE	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> WATER <input type="checkbox"/> CABLE	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> WATER <input type="checkbox"/> CABLE	None
APPLIANCES INCLUDED IN SALE	YES-All	YES-All	YES-All	YES-All	YES-All
ANY UNPAID RENT? IF YES, RENT PAID THROUGH DATE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DATE: _____	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DATE: _____	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DATE: _____	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DATE: _____	NO



Seller Initials

1 Public Sq Holley NY 14470-1163

(Property Address)

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Purchaser Initials



**RPR2. TENANT PROPERTY.** Tenants' furniture and household furnishings are excluded from this sale.

**RPR3. SELLER'S REPRESENTATIONS.** Seller represents (i) that the Property  *is*  *is not* subject to rent control ("*is not" if blank*); (ii) that there are no known defenses available to tenants as to the enforcement of Seller's rights as landlord; (iii) that, except as disclosed above, none of the tenants are currently in default; and (iv) that any required lead-based paint notice  *has been*  *has not been but, prior to Closing, will be*, given to the tenants. At Closing, Seller shall provide a written verification of the terms and representations of this Rented Property Rider as to the tenants in possession at the time of Closing or an Estoppel Certificate by each tenant in possession at that time verifying the terms and representations of this Rented Property Rider.

**RPR4. LEASES.** In the event the Property is subject to lease(s) or rental agreement(s) ("Leases"), this Contract is contingent upon Purchaser's approval of the Leases within 5 Business Days after receipt by Purchaser of complete copies of all signed Leases and all amendments ("Lease Review Period"). During the Lease Review Period, if any material provision of any of the Leases is unacceptable to Purchaser, Purchaser may cancel this Contract. In the event Purchaser does not notify Seller of an objection during the Lease Review Period, Purchaser shall be deemed to have waived the right to cancel this Contract pursuant to this Paragraph.

**RPR5 NO NEW LEASES.** Prior to Closing, Seller shall not enter into any new Leases or modify any of the existing Leases without the written approval of Purchaser.

**RPR6. DELIVERY OF LEASES AND RELATED DOCUMENTS.** At Closing, Seller shall deliver to Purchaser all original Leases and amendments, all tenant application forms, lead-based paint notices and all inspection checklists, if any, and an assignment of all Leases in a form reasonably acceptable to Purchaser. In any such assignment, Seller shall have the right to reserve all rights Seller may have against any tenant for any claim that arises prior to Closing including claims for unpaid rent or property damage.

**RPR7. NOTICE TO TENANTS.** Within 5 days after Closing, Seller shall deliver notice by registered or certified mail to all tenants that the Property and the security deposits have been transferred to Purchaser pursuant to General Obligations Law §7-105 and any other applicable law.

**RPR8. UNPAID PRE-CLOSING RENT.** Seller retains all rights to collect any unpaid tenant rent due Seller as of Closing ("Pre-Closing Rent"). In the event Purchaser collects any Pre-Closing Rent, Purchaser shall, within fourteen (14) days following receipt of such Pre-Closing Rent by Purchaser, pay Seller the entire amount of such Pre-Closing Rent collected by Purchaser.

**RPR9. SURVIVAL.** The provisions of this Rented Property Rider shall survive for 2 years after the Closing except for the provisions of (i) Paragraph RPR4 which shall not survive the Closing and (ii) Paragraph RPR8 which shall survive the Closing with no time limitation.

<small>Authentisign</small> <i>Daniel R Seeler</i>	07/14/24		
_____ Seller Daniel R Seeler	_____ Date	_____ Purchaser	_____ Date
_____ Seller	_____ Date	_____ Purchaser	_____ Date
_____ Seller	_____ Date	_____ Purchaser	_____ Date
_____ Seller	_____ Date	_____ Purchaser	_____ Date

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