



# GLOBAL MLS, Inc.

Office Exclusive/Exclusive Right to Sell Disclosure/LNF

This Disclosure/LNF document must be uploaded to Global MLS Has Edit

DATE: 12/23/2025

PROPERTY ADDRESS: 1564 Becker Street

CITY: Schenectady STATE: NY ZIP: 12304

FROM DATE/LIST DATE: 01/12/2026 TO DATE/EXPIRATION DATE: 01/12/2027

CONTRACT SIGNATURE DATE: 01/02/2026 PRICE: 135,000 SELLER CONCESSIONS (Y/N): Y

Compensation for your agent is fully negotiable. As a REALTOR®, they must abide by the REALTOR® Code of Ethics, having clear and transparent discussions with you about compensation. The relationship you have with your agent is a fiduciary relationship, legally binding through a signed listing contract where the agent's duty is to represent the seller's best interest. The choice of Listing agreement you choose with your agent may cause a delay or waiving of broad exposure of your listing through the MLS.

**Please check the box for the type of agreement you choose:**

Exclusive Right to Sell Listing is used for sellers who want the benefit of expanded marketing to all Global MLS REALTORS, offering the best market value due to presentation from members to pre-screened buyers with interest in homes with similar specifications and price, where negotiations are carried out under a strict Code of Ethics, following Rules and Regulations to which all REALTOR members subscribe. This also offers full marketing to all member websites and public syndication sites.

Office Exclusive Listing is used for sellers who direct that their property not be disseminated through the MLS and is not publicly marketed. The listing is required to be submitted to the Global MLS as an incomplete listing, but is not marketed to other MLS members. Choice of this type of agreement means I am waiving the benefits of immediate public marketing through IDX and syndication to websites other than the Listing Brokerage.

The Seller/Landlord hereby authorizes the entry of their property into the Global Multiple Listing Service. This Disclosure Form must be completed and filed by the listing broker/agent with the service. The seller(s) hereby certifies that the Listing Brokerage explained the above advantages of placing my property in the Global Multiple Listing Service, and I have made my Listing choice as noted by the checked box, so my property will be marketed as directed by the Global MLS Rules & Regulations.

Sharon Phanisnaraine

Parmanand Ramlakhan and Chandra Ramlakhan

Sharon Phanisnaraine  
dotloop verified  
12/23/25 10:49 PM EST  
ZMQD-8BSJ-NJHS-SIC7

Parmanand Ramlakhan  
Seller/Landlord (PRINT)

Broker/Listing Agent

Seller/Landlord

Monticello Licensed Real Estate Broker

Seller/Landlord

Firm  
12/23/2025

Chandra Ramlakhan

DATED-BROKER

DATED-Seller/Landlord

THIS IS NOT A LEGAL CONTRACT BETWEEN THE LISTING AGENT AND THE HOMEOWNER FOR HOME SELLING SERVICES, IT IS A DISCLOSURE OF THE TYPES OF MARKETING AVAILABLE PER THE ABOVE NAMED LISTING AGREEMENTS. DO NOT UPLOAD CONTRACTS TO LISTINGS.

*This form does not establish or imply the existence of any contractual relationship between the MLS and the Seller*

4-25 Global MLS, Inc., 449 New Karner Road, Albany, NY 12205 Phone: 518-464-8913







**AUDIO RECORDING DEVICE DISCLOSURE FORM**



PROPERTY ADDRESS: 1564 Becker St. Schenectady, NY 12304

Owners/Landlords/Property Managers are advised that it is in violation of NYS Penal Law to mechanically overhear a conversation by having any device (or devices) recording, streaming or otherwise documenting the conversation of an individual during real estate-related activities at the property (open houses, showings etc.) if you are not a party to that conversation.

If such a device is present and operating in the property, this disclosure must be completed. Individuals entering the property will be notified that such a device is present and operating in the property. Such devices may include but are not limited to: devices used for smart homes; security; computers; web cams, nanny cams or other covert devices.

**DISCLOSURE**

The property set forth above has a device that can record, stream or otherwise document conversations of individuals that enter the property.

- The device is enabled and may record, stream, or transcribe any conversation inside the property.  
CAUTION: Buyers/Tenants/Cooperating Brokers should be aware that any conversation conducted inside the property may be available to the party utilizing the device.
- This property does not have a device or the device has been deactivated and will not record, stream, or transcribe any conversation inside the property.

I have received and read this disclosure notice. I authorize and direct my agent to provide a copy of this disclosure notice to any prospective purchaser/tenant/cooperating broker acknowledging their consent prior to a showing.

*Purmanand Ramlakhan* dotloop verified  
 01/02/26 3:49 PM EST  
 RPGL-UN65-N5XX-KQAO

SELLER/LANDLORD/PROPERTYMANAGER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD/PROPERTY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**OPTION:**

By signing below, purchaser/tenant/cooperating broker understands, acknowledges and consents that, if indicated above, the seller/landlord/property manager may have access to the audio portion of any conversation conducted inside the property.

*Sharon Phanisnaraine* dotloop verified  
 12/23/25 11:03 PM EST  
 GL5L-LMP4-X1QJ-DE61

PURCHASER/TENANT/COOPERATING BROKER \_\_\_\_\_ DATE \_\_\_\_\_

PURCHASER/TENANT/COOPERATING BROKER \_\_\_\_\_ DATE \_\_\_\_\_