

Attachment to Exclusive Right to Sell Contract

OWNER DISCLOSURES. Owner makes the following disclosures to the best of their knowledge.

Y N Unkn

(A) **Agricultural District.** The Property is located partially or wholly within an agricultural district. If "Yes", Owner must complete *Electric Availability, Utility Surcharges, Agricultural Districts/Farming Activity Disclosure & Uncapped Natural Gas Well Disclosure Form* and, if in Wayne County, the *Disclosure Notice for all Residential Property in Wayne County*.

Y N Unkn

(B) **Special Tax Assessments/Utility Surcharge.** The Property is subject to assessments for special or local improvements (e.g., sidewalks, water/sewer lines) and/or a utility (e.g., gas, electricity, water) surcharge. If Yes, Owner must complete *Electric Availability, Utility Surcharges, Agricultural Districts/Farming Activity Disclosure & Uncapped Natural Gas Well Disclosure Form*.

Y N

(C) **Special Tax District/Preservation District.** The Property is in a special tax district and/or Preservation District, namely: Town Leases park/paved + maintains as well as driveway \$ tank reduction

Y N

(D) **Foreign Investment in Real Property Tax Act of 1980 ("FIRPTA") Certification.** Owner is a non-resident alien, foreign corporation, foreign partnership, foreign trust, or foreign estate (as defined in the Internal Revenue Code and IRS Regulations). This is a U.S. tax law that imposes income tax on foreign persons disposing of U.S. real property interests. Consult a tax professional to provide more information.

Y N Unkn

(E) **Vehicular Access.** Vehicular access to the Property is currently by way of:

(1) A contiguous municipal road right of way.

Y N Unkn

(2) A contiguous, shared private road right of way of record.

Y N Unkn

(3) A shared driveway. If Yes, there IS or IS NOT a written agreement regarding ownership/maintenance.

Y N Unkn

(F) **Flood Zone.** The Property is currently located in a special flood hazard area. If Yes, flood insurance may be required by an institutional lender.

Y N Unkn

(G) **Water Resources.**

(1) The Property is connected to a public water supply.

Y N Unkn

(2) The Property has a private water well and/or other non-public water supply.

Y N Unkn

(H) **Sewer Description.**

(1) The Property is connected to public sanitary sewers.

Y N Unkn

(2) The Property has a private septic system approved for ____ bedrooms.

Y N

(I) **Propane/Heating Oil.** The Property is serviced by propane and/or heating oil. If Yes, Tank IS or IS NOT owned by the Owner (if on Propane). A written contract EXISTS or DOES NOT EXIST to provide propane/heating oil between the propane/oil company and the Owner (Owner agrees to promptly furnish a complete copy of any such written contract to Listing Broker and Owner's Attorney).

Y N Unkn

(J) **Gas and Oil Wells.** The Property has an uncapped natural gas and/or oil well, even if inactive. If Yes, Owner must complete *Electric Availability, Utility Surcharges, Agricultural Districts/Farming Activity Disclosure & Uncapped Natural Gas Well Disclosure Form*.

Y N Unkn

(K) **Gas/Mineral/Oil/Timber Rights.** To Owner's actual knowledge, all gas, mineral, oil, and timber rights will transfer with the Property.

Y N Unkn

(L) **Gas/Mineral/Oil/Timber/Other Leases.** Owner has received, is receiving, or is entitled to receive rents, royalties, or other payments and/or free gas under any oil/gas/mineral/timber or other lease or agreement affecting the Property. If Yes, Owner agrees to promptly furnish complete copies of all written agreements affecting the Property in Owner's possession to Listing Broker and Owner's Attorney.

Y N

(M) **Solar Panels.** If Yes, Solar panel system IS or IS NOT owned by the Owner. If NOT owned, a written contract EXISTS or DOES NOT EXIST that may need to be transferred or terminated.

Y N Unkn

(N) **Radon.** The Property has been tested for Radon. If Yes, please attach a copy of the report.


Owner Initials

Y N Unkn

(O) Condominium/Homeowner's Association Special Assessment. The Property is a Condominium and/or is governed by a Homeowner's Association. There are no Current Special Assessments or unpaid special assessments owing to the Condominium or Association which are or may become liens against the Property and that Owner has not received written notice for, or has additional knowledge of, any other special assessments, or proposed capital improvements, or construction by the Condominium or Association, which representations shall survive closing.

Y N Unkn

(P) Deed Restrictions (Legally Binding). There are enforceable deed restrictions affecting the Property.

Y N

(Q) Audio-Video Surveillance. The Property is equipped with surveillance devices (e.g., cameras and other audio and/or video recording devices).

WARNING: The crime of eavesdropping is a Class E Felony under NY Penal Law § 250.05. In the event Owner has a recording system in or on the Property that records audio and/or video, Owner understands that recording of audio may result in a violation of state and/or federal wiretapping laws. Therefore, Owner hereby releases and holds harmless Listing Broker, its designated agents, sub-agents, sales associates, and employees from any liability which may result from the recording of audio and/or video in or on Property. **Further, if a Seller can view a potential Buyer and use their appearance in deciding whether to sell to that particular Buyer, there may be a potential fair housing violation.**

Y N

(R) Tenancies. The Property is zoned for or being used as, a Rental Property. If Yes, Owner must complete *Residential Rented Property for 1-4 Family Form and Rent Roll*.

Y N Unkn

(S) Certificate of Occupancy. A Certificate of Occupancy exists on the Property, expiring _____. If Yes, it IS or IS NOT transferrable.

Y N

(T) Code Violations. To the Owner's actual knowledge, a notice from a governmental authority has been issued advising that the Property and/or Current Uses/Improvements violate applicable building codes and/or zoning ordinances, any of which violations continue as of the date of this Contract.

IMPROVEMENTS: The following improvements affect the Property as of the date of the signing of this Contract and a Certificate of Compliance ("C of C") exists therefor. Owner agrees to indemnify and hold Listing Broker harmless from any liability incurred as a result of any misrepresentation, as more particularly set forth in the Indemnification Paragraph of the Contract.

Present on Property? (Check Applicable Boxes)	C of C Exists? (Check One)	Present on Property? (Check Applicable Boxes)	C of C Exists? (Check One)
<input type="checkbox"/> Basement Living Area	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unkn	<input type="checkbox"/> Lawn Sprinkler System	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unkn
<input type="checkbox"/> Building Addition	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unkn	<input type="checkbox"/> Playset	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unkn
<input type="checkbox"/> Converted 3 rd Floor Living Area	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unkn	<input type="checkbox"/> Pond/Fountain	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unkn
<input type="checkbox"/> Deck	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unkn	<input type="checkbox"/> Pool	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unkn
<input type="checkbox"/> Fence	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unkn	<input type="checkbox"/> Shed/Outbuilding	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unkn
<input type="checkbox"/> Gazebo	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unkn	<input type="checkbox"/> Solar Panels	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unkn
<input type="checkbox"/> Generator (Permanently wired)	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unkn	<input type="checkbox"/> Wood Stove/ Freestanding Fireplace	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unkn
<input type="checkbox"/> Hot Tub	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unkn	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unkn

MAJOR COMPONENTS AND AGE OF COMPONENT(S):

HEATING: Forced Air Baseboard Electric Hot Water Radiant Solar Other: _____ AGE: 2014

AIR CONDITIONING: Central Wall Unit(s) Other: _____ AGE: 2014

HOT WATER: Tank Tankless Other: _____ AGE: 2023

ROOF: Asphalt (tear-off) Asphalt (re-roof) Metal Rubber Slate/Tile Other: _____ AGE: 2008

Owner authorizes Listing Broker to provide the information in this Attachment to any potential buyers, tenants, exchange parties, other brokers, and their agents.

Owner Signature Randall Peck Date 11/21/23

Owner Signature _____ Date _____

Owner Initials RP

