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ATTACHMENT TO EXCLUSIVE RIGHT TO SELL OR LEASE CONTRACT

This Attachment to the Exclusive Right to Sell or Lease Contract (collectively, the "Contract") must be completed and signed by the Owner in order for the Contract to be valid and shall be uploaded as a Supplement (Listing Attachment) in the MLS database. OWNER DISCLOSURES. Owner of the Property located at Rochester NY makes the following disclosures to the best of their knowledge, and is being provided for informational purposes only. 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 Assessment Tax/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. (C) State/National Historic Register/District and/or Local Preservation District. Y N Unkn 1. The property is listed in the State/National Register of Historic Places, either individually or as part of a Historic District. Name of Historic District, if applicable: Y N Unkn 2. The property is designated under the local municipality's zoning code, either as an individual landmark or as part of a local Preservation District. Name of Preservation District, if applicable: YN (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. (E) Vehicular Access. Vehicular access to the Property is currently by way of: 1. A contiguous municipal road right of way (e.g., public roadway). YUN 2. A contiguous, shared private road right of way of record. Y N Unkn 3. A shared driveway. If Yes, there \(\Bar{\pi} \) IS or \(\Bar{\pi} \) IS NOT a written agreement regarding ownership/maintenance. TYN (F) Flood Zone. The Property is currently located in a FEMA designated floodplain or a special flood hazard area. Y N Unkn If Yes, flood insurance may be required by a lender. (G) Water Resources. 1. The Property is connected to a public water supply. YN 2. The Property has a private water well and/or other non-public water supply. TY N (H) Sewer Description. The Property is connected to public sanitary sewers. YN 2. The Property has a private septic system. (I) Propane/Heating Oil. The Property is serviced by propane and/or heating oil. If Yes, Tank [] IS or [] IS NOT TY N owned by the Owner (if on Propane). A written contract \square EXISTS or \square 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). (J) Gas and Oil Wells. The Property has an uncapped natural gas and/or oil well, even if inactive. If Yes, Owner Y N Unkn must wemptore Stoutes Annihability, Delling Sandanger, Agricultural Districto/Farming Activity Dischause & Unwapped Natural Gas Well Disclosure Form. (K) Gas/Mineral/Oil/Timber Rights. 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 lease Y N Unkn payments, 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. Copyright © 2024 by Greater Rochester Association of REALTORS[®], Inc. All Rights Reserved ~ Page 1 of 2 Exclusive Right to Sell or Lease Contract Attachment (Rev. 8/2024)

(All Prior Versions are Obsolete)

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