



Fuel Oil/Propane/Wood/Coal Heating Source Disclosure

As often misunderstood aspect of the home closing process is the variable surrounding fuel oil/propane/wood/coal (Whatever the heating source) of the subject property being purchased. Since the homeowner usually has no control of the timing of deliveries for various reasons, it is generally assumed the purchaser will be responsible to reimburse the seller for the type of heat source remaining at the time of close. Gauging of the heat source will be taken within 48 hrs. the day of close date, either by the supplier or joint effort of Buyer and Seller. Payment will be expected at the closing table in the form of cash or check.

Property Address: 1 Main street, Cherry Valley, NY 13320

Buyer: _____ **Date:** _____

Buyer: _____ **Date:** _____

Seller: _____ Signed by:
One Main Street Cherry Valley LLC By Chris Gavin
867A53DE1DD7404 **Date:** 2/5/2026

Seller: _____ **Date:** _____



Agricultural District Disclosure Form and Notice

For property commonly known as: 1 Main Street, Cherry Valley, NY 13320

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 grantees 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 grantees 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.

 The aforementioned property IS located in an agricultural district.

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

I have received and read this disclosure notice.

Signed by:
One Main Street Cherry Valley NY By Chris Gavin
B67A53DE1DD7404...

Seller

Date

Purchaser

Date

Seller

Date

Purchaser

Date

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Property Address: 1 Main Street, Cherry Valley, NY 13320

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)].

Initial **(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.

Initial **(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)].

Initial **(c)** Purchaser has received copies of all information listed above.

Initial **(d)** Purchaser has received the pamphlet *Protect Your Family from Lead in your Home*.

Initial **(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

Initial **(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.

2/5/2026

Signed by:
One Main Street Cherry Valley LLC By Chris Gandy
Seller Date
SARAH GANDY #007404

Seller Date
02/08/26
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
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Signed by:

One Main Street Cluny Valley LLC 2/5/2026
0574500510072404 By Chris Gavin

Purchaser	Date	Seller	Date
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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 Brandon Moshes (print name of Real Estate Salesperson/
Broker) of RHP-LF (print name of Real Estate company, firm or brokerage)

(I)(We) One Main Street, Cherry Valley, NY 13757 Cherry Valley LLC.

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

Buyer/Tenant/Seller/Landlord Signature One Main Street Cherry Valley LLC By Chris Gavin Signed by:
027453DE1007404 Date: 2/5/2026

Buyer/Tenant/Seller/Landlord Signature _____ Date: _____

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





8211 NYS Rt 12
Barneveld NY

525 Albany St
Little Falls NY

54 Franklin Sq.
Utica NY

Addendum to Listing Agreement

Property Address: One Main Street, Cheny Valley, NY 13320

Between River Hills Properties LLC And

Name: One Main Street Cheny Valley LLC. **Name:** _____

The express intent of this addendum is to add clarity to the services expected by the Owner (S) of the property.

The Owner (S) of the property fully understand the breadth of services provided by River Hills Properties LLC. If the property owner (s) expressed desire to have the listing agent form River Hills Properties to be present at all showings.

Please select one below:

The Owner (s) understanding of the agent's responsibilities are inclusive of physically showings the property to all Potential buyers regardless of whether that potential buyer is represented by any other Real Estate Agency or Real Estate Licensee.

Seller (S) will have an option for a 48-hour notice before actual showings occur to prepare their homes and family lifestyle.

Seller to Initial one box:

Sellers to be given a minimum of 48 hours before all showings

Seller agrees to property be shown at any time -24 Hour Notice

This addendum remains in effect throughout the term of this listing agreement and any extensions or relisting time frame.

Seller (S) Have option to have River Hills Properties agent present for: All inspections, Bank appraisal and final walk through before closing.

Seller to Initial one box:

River Hills agent to be present at all showings, inspection, Appraisal, final walk through & Closing

River Hills Agent NOT be present

Seller to Initial one box:



Seller chooses a 'No Lock Box Strategy'



Seller wants a Lock box

Signed by:

Name: One Main Street Cluny Valley LLC By Chris Gavin
B67A53DE1DD7404

Date: 2/5/2026

Name: _____ Date: _____

Representing River Hills Properties LLC:

Name: TR Date: 02/08/26

