



## PHASE 2 COVID-19 DISCLOSURE

<u>CO-BRANDING</u> AREA

On January 30, 2020, the World Health Organization (WHO) designated the novel coronavirus, COVID-19, outbreak as a Public Health Emergency of International Concern. On January 31, 2020, the United States Health and Human Services (HHS) Secretary declared a public health emergency for the entire United States and on March 7, 2020, Governor Andrew Cuomo declared a State disaster emergency for the entire State of New York (the "Emergency").

Empire State Development (ESD) has determined that real estate services, including appraisals, inspections and other services necessary to complete a transfer of real property; may be conducted in-person for those regions that have entered Phase 2 of the reopening so long as required health and safety precautions set forth in the Interim Guidance Document published by ESD and the Department of Health are followed. It may become necessary for a real estate licensee, inspector, appraiser, buyer, tenant or other third party to access the Property. Such access raises the potential for liability resulting from exposure to COVID-19. By agreeing to permit such parties to enter the Property or by agreeing to enter the Property, all parties acknowledge there is an assumption of exposure to COVID-19 and any and all consequences and/or injury which may result from such exposure, including but not limited to, physical and/or psychological injury, pain, suffering, illness, temporary or permanent disability, death or economic loss. This disclosure will help you to make informed choices about access to the Property during the Emergency.

The undersigned hereby acknowledge receipt of this COVID-19 Disclosure Statement.

| Authentisew           Tracy L Blazicek         04/19/202 | 21                                     |                                       |
|--|--|---------------------------------------|
| Seller/Buyer/Landlord/Tenant                             | Date                                   | Print name                            |
| Seller/Buyer/Landlord/Tenant                             | Date                                   | Print name                            |
| This form was provided by<br>Pr                          | int Name of Lice                       | Allen T. Olmsted                      |
| of <u>Ca</u><br>Print Name of Company                    | <u>naan Realty</u><br>, Firm or Broker | a licensed real estate broker.<br>age |

Use of this form is restricted to members of the New York State Association of REALTORS® 06/20





New York State
Department of State, Division of Licensing Services
AAN REALTY
(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: <u>www.dhr.ny.gov;</u>
- 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: <a href="https://dhr.ny.gov/contact-us">https://dhr.ny.gov/contact-us</a>, 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.



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 <u>https://dhr.ny.gov/fairhousing</u> and <u>https://www.dos.ny.gov/licensing/fairhousing.html</u>.

| This form was prov   | vided to me by        | Allen T. Olmsted  | (print name of Rea     | l Estate Salesper   | son/ |
|----------------------|-----------------------|---|------------------------|---------------------|------|
| Broker) of           | Canaan Realty         | (print name   | e of Real Estate compa | ny, firm or brokera | age) |
| (I)(We)              | Tracy L Blazicek      |   |                        |                     |      |
| (Buyer/Tenant/Sel    | ler/Landlord) acknowl | edge receipt of a copy of                                     | this disclosure form:  |                     |      |
| Buyer/Tenant/Seller, | /Landlord Signature   | Authentissen<br>Tracy L Blazicek<br>4/19/2021 10:54:12 AM EDT |                        | 04/19/2021<br>Date: |      |
| Buver/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.



#### UNCAPPED NATURAL GAS WELL DISCLOSURE FORM AND NOTICE

for property commonly known as: 39 Service Rd, Kirkwood NY

As the seller of residential real property, you are required by law to disclose the existence of an UNCAPPED NATURAL GAS WELL on your property of which you have actual knowledge and to disclose such fact to any purchaser of your property prior to entering into a contract for the sale of such property.

Section 242(3) of the Real Property Law states as follows:

Any person, firm, company, partnership or corporation offering to sell real property on which uncapped natural gas wells are situated, and of which such person, firm, company, partnership or corporation has actual knowledge, shall inform any purchaser of the existence of these wells prior to entering into a contract for the sale/purchase of such property.

Initial the following:

*JLB* I HAVE NO actual knowledge of any uncapped natural gas well(s) on the aforementioned property.

\_\_\_\_\_ I HAVE actual knowledge of an uncapped natural gas well(s) on the aforementioned property.

I have received and read this disclosure notice. I authorize my agent to provide a copy of this disclosure notice to any prospective purchaser.

| Dated: | 04/19/2021 | Seller: | Tracy L Blazicek          |  |
|--------|------------|---------|---------------------------|--|
|        |            |         | 4/19/2021 10:54:26 AM EDT |  |

| Dated: | <u> </u> | Seller: |
|--------|----------|---------|
|        |          |         |

#### AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE

#### for property commonly known as: **39 Service Rd, Kirkwood NY**

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 grantee 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 grantee prior to the 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.

Initial the following:

\_ The aforementioned property IS located in an agricultural district.

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

I have received and read this disclosure notice.

