CANAAN REALTY

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Property Condition Disclosure Statement

Article 12-A, SECTION 464 of New York Real Property Law

Name of Seller or Sellers: David R Pearce Susan M Pearce

Property address: 2551 Rolling Hills Road Camillus NY 13031

General Instructions:

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This disclosure statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title. In the event a seller fails to perform the duty prescribed in this article to deliver a Disclosure Statement prior to the signing by the buyer of a binding contract of sale, the buyer shall receive upon the transfer of title a credit of five hundred dollars against the agreed upon purchase price of the residential real property.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or residence of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be constructed or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

Instructions to the Seller:

(a) Answer all questions based upon your actual knowledge.
(b) Attach additional pages with your signature if additional space is required.
(c) Complete this form yourself.
(d) If some items do not apply to your property, check "NA" (non-applicable). If you do not know the answer check "UNKN" (unknown).

Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorizes his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

GENERAL INFORMATION

1. How long have you owned the property? ..... 28 yrs
2. How long have you occupied the property? ..... 28 yrs
3. What is the age of the structure or structures? ..... 28 yrs
   Note to buyer- If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint.
4. Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops? ..... ☐ Yes ☑ No ☐ UNKN ☐ NA
5. Does anybody else claim to own any part of your property? (if yes, explain below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA
6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? (if yes, explain below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA
7. Are there any features of the property shared in common with adjoining land owners or a homeowners association, such as walls, fences or driveways?(if yes describe below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA
8. Are there any electric or gas utility surcharges for line extensions, special assessments or homeowner or other association fees that apply to the property? (if yes, explain below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA
9. Are there certificates of occupancy related to the property? (if no, explain below) ..... ☑ Yes ☐ No ☐ UNKN ☐ NA

This form was prepared by Allen T. Olmsted using the INSTANET FORMS internet contract management service.

ENVIRONMENTAL

Note to Seller - In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short- or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

Note to Buyer - If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

10. Is any or all of the property located in a designated floodplain? (if yes, explain below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

11. Is any or all of the property located in a designated wetland? (if yes, explain below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

12. Is the property located in an agricultural district? (if yes, explain below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

13. Was the property ever the site of a landfill? (if yes, explain below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

14. Are there or have there ever been fuel storage tanks above or below the ground on the property? ..... ☐ Yes ☑ No ☐ UNKN ☐ NA
    If yes, are they currently in use? ..... ☐ Yes ☐ No ☐ UNKN ☑ NA
    Location(s) _____
    Are they leaking or have they ever leaked? (if yes, explain below) ..... ☐ Yes ☐ No ☐ UNKN ☑ NA

15. Is there asbestos in the structure? (if yes, state location or locations below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA
    Location(s) _____

16. Is lead plumbing present? (if yes, state location or locations below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA
    Location(s) _____

17. Has a radon test been done? (if yes, attach a copy of the report) ..... ☑ Yes ☐ No ☐ UNKN ☐ NA

18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? (if yes, describe below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance? [if yes, please attach report(s)] ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

STRUCTURAL

20. Is there any rot or water damage to the structure or structures? (if yes, explain below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

21. Is there any fire or smoke damage to the structure or structures? (if yes, explain below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

22. Is there any termite, insect, rodent or pest infestation or damage?(if yes, explain below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

23. Has the property been tested for termite, insect, rodent or pest infestation or damage? [if yes, please attach report(s)] ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

24. What is the type of roof/roof covering (slate/asphalt/other)? ..... _____
    Any known material defects? ..... No
    How old is the roof? ..... 8 yrs
    Is there a transferable warrantee on the roof in effect now? (if yes, explain below) ..... ☐ Yes ☐ No ☑ UNKN ☐ NA

25. Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? (if yes, explain below) ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

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MECHANICAL SYSTEMS AND SERVICES

26. What is the water source? (Check all that apply) ..... ☐ Well ☐ Private ☒ Municipal

☐ Other: _____

If municipal, is it metered? ..... ☒ Yes ☐ No ☐ UNKN ☐ NA

27. Has the water quality and/or flow rate been tested? (if yes, describe below) ..... ☐ Yes ☐ No ☐ UNKN ☒ NA

28. What is the type of sewage system? (Check all that apply) ..... ☐ Public Sewer ☐ Private Sewer

☒ Septic ☐ Cesspool

If septic or cesspool, age? ..... 28 yrs

Date last pumped? 11/28/21

Frequency of pumping? ..... Every 3 yrs.

Any known material defects? (if yes, explain below) ..... ☐ Yes ☒ No ☐ UNKN ☐ NA

29. Who is your electric service provider? ..... National grid

What is the amperage? ..... _____

Does it have circuit breakers or fuses? ..... _____

Private or public poles? ..... underground

Any known material defects? (if yes, explain below) ..... ☐ Yes ☒ No ☐ UNKN ☐ NA

30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? (if yes, state locations and explain below) ..... ☐ Yes ☒ No ☐ UNKN ☐ NA

Location(s) _____

31. Does the basement have seepage that results in standing water?(if yes, explain below) ..... ☐ Yes ☒ No ☐ UNKN ☐ NA

Are there any known material defects in any of the following (if yes, explain below. Use additional sheets if necessary):

32. Plumbing system? ..... ☐ Yes ☒ No ☐ UNKN ☐ NA

33. Security system? ..... ☐ Yes ☐ No ☐ UNKN ☒ NA

34. Carbon monoxide detector? ..... ☐ Yes ☒ No ☐ UNKN ☐ NA

35. Smoke detector? ..... ☐ Yes ☒ No ☐ UNKN ☐ NA

36. Fire sprinkler system? ..... ☐ Yes ☐ No ☐ UNKN ☒ NA

37. Sump pump? ..... ☐ Yes ☒ No ☐ UNKN ☐ NA

38. Foundation/slab? ..... ☐ Yes ☒ No ☐ UNKN ☐ NA

39. Interior walls/ceilings? ..... ☐ Yes ☒ No ☐ UNKN ☐ NA

40. Exterior walls or siding? ..... ☐ Yes ☒ No ☐ UNKN ☐ NA

41. Floors? ..... ☐ Yes ☒ No ☐ UNKN ☐ NA

42. Chimney/fireplace or stove? ..... ☐ Yes ☒ No ☐ UNKN ☐ NA

43. Patio/deck? ..... ☐ Yes ☒ No ☐ UNKN ☐ NA

44. Driveway? ..... ☐ Yes ☒ No ☐ UNKN ☐ NA

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Continued ...

Are there any known material defects in any of the following (if yes, explain below. Use additional sheets if necessary):

45. Air conditioner? ..... ☐ Yes ☐ No ☐ UNKN ☑ NA

46. Heating system? ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

47. Hot water heater? ..... ☐ Yes ☑ No ☐ UNKN ☐ NA

48. The property is located in the following school district West Genesee ☐ UNKN

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and flood plain maps)

The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached.

N/A

Property is wonderfully unique with a running stream, potential to build a pond, productive apple, pear and peach trees, productive blueberry bushes, complete privacy and quiet yet 4 minutes to interstate W. Genesee H.S., Big Box stores, Wegmans, etc. Huge lawn for outdoor recreation, pole barn for all mechanical work or convert easily to raise horses, alpaca, etc.

SELLER'S CERTIFICATION:

Seller certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

Seller _____ Date 12/1/21

Seller _____ Date 12/1/21

BUYER'S ACKNOWLEDGMENT:

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller or seller's agent and is not a substitute for any home, pest, radon or other inspections or testing of the property or inspection of the public records.

Buyer _____ Date _____

Buyer _____ Date _____

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CANAAN REALTY

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UNCAPPED NATURAL GAS WELL DISCLOSURE FORM AND NOTICE

for property commonly known as: 2551 Rolling Hills Road, Camillus NY 13031

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:

_X_ 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: 12/1/21 Seller: [illegible]

Dated: 12/1/21 Seller: Susan M Pierce

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InstanetFORMS

Mohawk Valley Association of REALTORS®, Inc.
Mid NY Regional MLS, LLC
41 Notre Dame Lane, Utica, NY 13502-4817
(315) 724-5159 FAX (315) 724-1201

Agricultural District Disclosure Form and Notice

For property commonly known as: 2551 Rolling Hills Road, Camillus NY 13031

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 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.

	12/1/21		
Seller	Date	Purchaser	Date
	12/1/21		
Seller	Date	Purchaser	Date

7/12

Mohawk Valley Association of REALTORS®

Disclosure Regarding Oil, Gas, Mineral and Timber Rights

The owner of real property has a variety of rights that can convey with property when the property is sold to another. These rights include surface rights (the rights to build or plant crops upon the ground) and certain subsurface rights (the right to extract materials from below the ground). Among the various subsurface rights, are the rights to explore for, and remove oil, gas and various minerals such as coal, sand and gravel.

Surface and subsurface rights are often transferred together; however these rights can transfer separately. Despite the best intention of Sellers, property owners are often not aware of the extent of the oil, gas and mineral rights they may or may not own. Determining who owns the various rights to oil, gas and minerals can be complex and should only be done by an attorney and/or title company with expertise in this area. Purchasers of real property are strongly encouraged to have their rights to oil, gas and minerals examined before moving forward with a purchase and sale agreement.

Property Address 2551 Rolling Hills Road Camillus NY 13031

Seller David R Pearce **(Print/Type)** **Seller** Susan M Pearce **(Print/Type)**

Oil, Gas, Mineral and Timber Rights to Property:

✘ Seller owns all and has not leased any oil, gas, mineral and/or timber rights.
____ Seller does not own the rights to oil, gas and/or minerals.
____ Seller does not own the rights to timber.
____ Some oil, gas, mineral and/or timber rights have been leased by the Seller or previous owner. Seller has attached copies of all written oil, gas, mineral and/or timber rights leases and other documents (e.g. leases, royalty agreements) within the Seller's possession to this disclosure.

Seller Reservation of Oil, Gas, Mineral and Timber Rights: (Check all that apply)

✘ Seller will not reserve any future rights to oil, gas, minerals and timber.
____ Seller is reserving **all** rights to oil, gas, and/or mineral rights and will not convey these rights to the Purchaser.
Explain:_____

____ Seller is reserving **certain oil, gas, and mineral rights** and will convey these rights to the Purchaser as follows:

____ Seller is reserving rights to **timber** as follows:

____ Other:

This is a Disclosure Only.

Purchaser has received and read this disclosure notice. Any negotiations pertaining to transfer of oil, gas, mineral and/or timber rights will be set forth in an addendum to the Purchase and Sale of Real Estate.

Seller: [signature] **Date:** 12/1/21

Seller: Susan M Pearce **Date:** 12/1/21

Purchaser: _____ **Date:** _____

Purchaser: _____ **Date:** _____

New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
www.dos.state.ny.us

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interests. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to

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both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller to negotiate the purchase and sale of real estate. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by **Allen T. Olmsted** (print name of licensee) of **Canaan Realty** (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

(X) Seller as a (check relationship below)

- (X) Seller's agent
- (____) Broker's agent

(____) Buyer as a (check relationship below)

- (____) Buyer's agent
- (____) Broker's agent

(____) Dual agent

(____) Dual agent with designated sales agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

(____) Advance informed consent dual agency

(____) Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) **David R Pearce & Susan M Pearce** acknowledge receipt of a copy of this disclosure form: signature of { } Buyer(s) and/or { X } Seller(s):

David R Pearce	
Susan M Pearce	
Date: 12/1/21	Date:

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nysar
New York State Association of REALTORS®, Inc.

COVID-19 DISCLOSURE

CO-BRANDING AREA

On September 6, 2021, the NYS Department of Health (DOH) designated COVID-19 to be "a highly contagious communicable disease that presents a serious risk of harm to the public health".

Real estate services, including appraisals, inspections and other services necessary to complete a transfer of real property; may be conducted in-person. 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.

[signature]	12/1/21	David R. Pearce
Seller/Buyer/Landlord/Tenant	Date	Print name
Susan M. Pearce	12/1/21	Susan M. Pearce
Seller/Buyer/Landlord/Tenant	Date	Print name

This form was provided by **Allen T. Olmsted**
Print Name of Licensee

of **Canaan Realty** a licensed real estate broker.
Print Name of Company, Firm or Brokerage

NEW YORK STATE OF OPPORTUNITY. | 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 ha 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 obtai a complaint form and/or other assistance in filing a complaint. A list of office locations is available online 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. Complaint 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 compla

NEW YORK STATE OF OPPORTUNITY. | Division of Licensing Services

New York Stat
Department of State, Division of Licensing Service
(518) 474-442
www.dos.ny.go

New York Stat
Division of Consumer Right
(888) 392-364

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 **Allen T. Olmsted** (print name of Real Estate Salesperso

Broker) of **Canaan Realty** (print name of Real Estate company, firm or brokerag

(I)(We) David Pearce and Susan Pearce

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

Buyer/Tenant/Seller/Landlord Signature _____ Date: 12/1/2

Buyer/Tenant/Seller/Landlord Signature Susan M. Pearce Date: 12/1/2

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

NYLand.forsale

PROPERTY INFORMATION

Name of Seller or Sellers: David R Pearce & Susan M Pearce

Property Address: 2551 Rolling Hills Road Camillus NY 13031

NEW YORK STATE AGRICULTURAL AND MARKET LAW Section 310: Disclosure Prior to the Sale of Real Property. "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."
Premises ☐ are ☒ are not located partially or wholly within an agricultural district.

NEW YORK STATE REAL PROPERTY LAW Section 242: Disclosure Prior to the Sale of Real Property.
The above property ☒ does ☐ does not have utility electric service available to it. This property ☐ is ☒ is not subject to an electrical and/or gas utility surcharge. This type of surcharge is: _____. The purpose of the surcharge is _____. The amount of the surcharge is $ _____. The surcharge is payable: ☐ Monthly, ☐ Annually, ☐ other basis _____.
The above property ☐ does ☒ does not have uncapped natural gas wells.

The Following Information Is Provided to the Best of the Seller's Knowledge:

Is the property or structure on a local, state or national historical register or listed on an eligibility list: ☐ Yes ☒ No

Property Tax Exemption: ☐ Yes ☐ No ☑ Basic STAR ☐ Veterans ☐ Other

HOA/Condo Fee: ☐ Yes ☑ No - Amount $ — Due: ☐ Monthly ☐ Qtrly ☐ Semi-Annual ☐ Yearly ☐ Other

Special Assessments or Other Fees: ☐ Yes ☑ No Amount $ — Due: ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Yearly ☐ Other - Explain: _____

Age of Hot Water Heater: _____ Capacity of Gallons: _____
Age of Furnace or Boiler: _____ Age of Air Conditioning Unit: —

Annual Bill for Fuel/Oil or Propane: $ —
Average Monthly Utilities: Gas $ ~~2163.~~ 180.— Electric $ ~~4740.~~ 145 Total: $ ~~3905.~~ 04 325.00

Major Improvements known to Seller (up to fifteen (15) years):

- Redesign kitchen c̄ quartz counter top and cabinets c̄ new appliances (S. Steel)
- New roof
- 36' x 40' pole barn c̄ natural gas heat, water, power
- 20 x 40' heated inground insulated pool
- Extensive paver patio and walk ways
- Refinished Sauna

This form was prepared by Allen T. Olmsted using the INSTANET FORMS internet contract management service. Instanet FORMS

I agree to furnish a copy of:

1. My deed and existing survey, if available, upon acceptance of contract for the buyer's use ☒ Yes ☐ No
2. Restrictive covenants or deed restrictions of record, *if applicable.* N/A ☐ Yes ☐ No
3. Condominium Bylaws, Rules, etc., *if applicable.* N/A ☐ Yes ☐ No
4. Homeowner's Association Bylaws, Rules, etc., *if applicable.* N/A ☐ Yes ☐ No
5. Utility bills upon request. ☒ Yes ☐ No

We make no representations or warranties either expressed or implied as to the condition of the property. Potential buyers are urged to carefully inspect the property and/or order a home inspection and/or other desired tests at buyer's expense which may address conditions or circumstances of local and national concern.

Seller _____ Date 12/1/21

Seller _____ Date 12/1/21

I have read this Property Information Form and have received a copy of it. I acknowledge that this statement is not a representation or warranty of any kind by Seller or any agent of the Seller and is not a substitute for a home inspection or other tests that are available to me to assess the condition of the property.

Buyer _____ Date _____

Buyer _____ Date _____

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