

Gas 111 Erregger Road

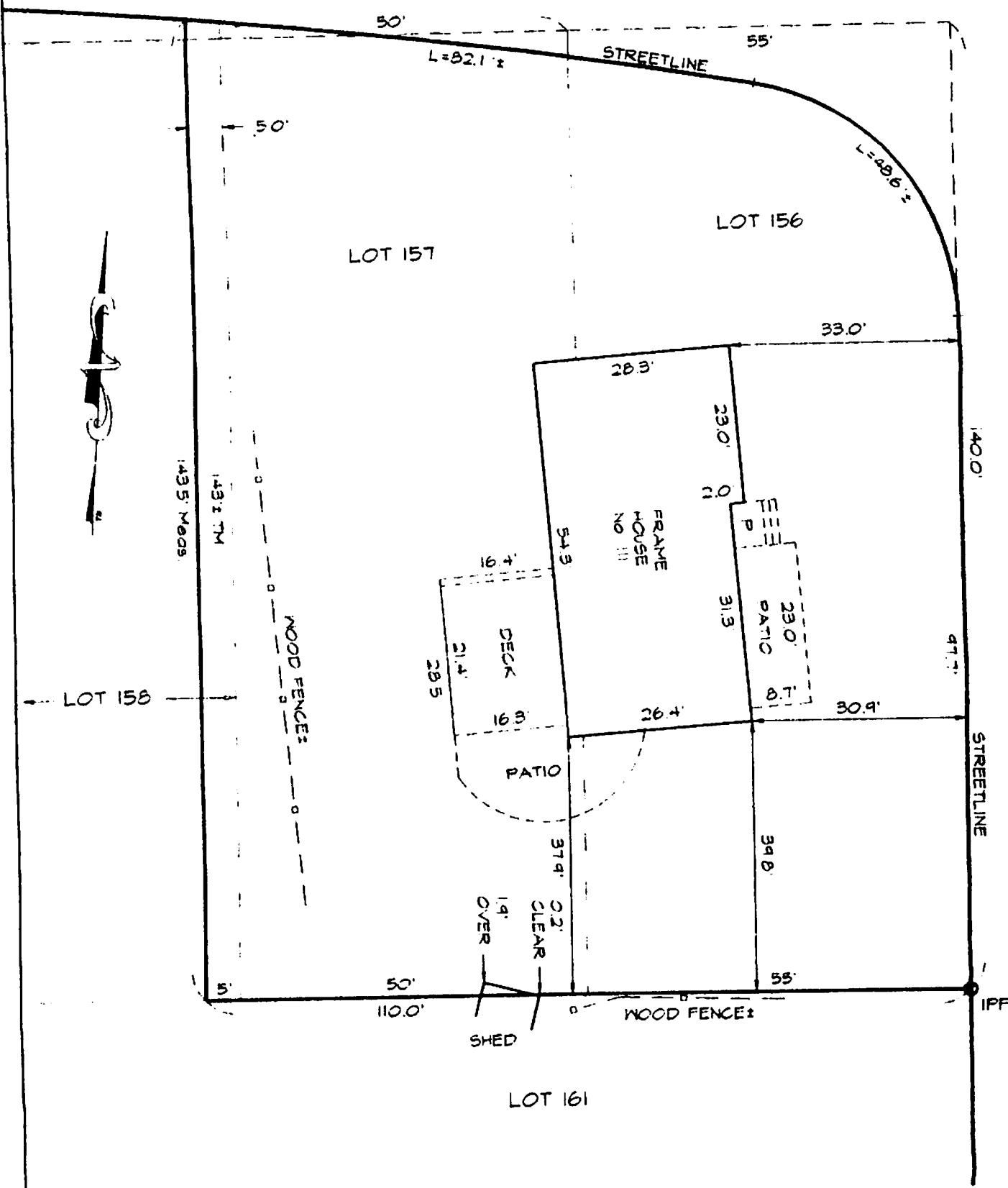
<b>Read Date &amp; Days</b>	<b>Read Type</b>	<b>Total Therms</b>	<b>Utility Charges</b>	<b>Supplier Charges</b>	<b>Late Payment Charges</b>	<b>Total Charges</b>
5/14/2011 30 days	Actual	53	\$80.80	\$0.00	\$7.08	\$87.88
4/14/2011 29 days	Actual	119	\$138.79	\$0.00	\$0.00	\$138.79
3/16/2011 29 days	Actual	155	\$166.90	\$0.00	\$3.21	\$170.11
2/15/2011 32 days	Actual	213	\$213.69	\$0.00	\$0.00	\$213.69
1/14/2011 29 days	Actual	178	\$175.39	\$0.00	\$2.38	\$177.77
12/16/2010 31 days	Actual	165	\$158.78	\$0.00	\$1.90	\$160.68
11/15/2010 32 days	Actual	123	\$126.53	\$0.00	\$0.00	\$126.53
10/14/2010 28 days	Actual	51	\$69.15	\$0.00	\$0.65	\$69.80
9/16/2010 30 days	Actual	26	\$43.36	\$0.00	\$0.00	\$43.36
8/17/2010 29 days	Actual	19	\$37.69	\$0.00	\$0.00	\$37.69
7/19/2010 33 days	Actual	27	\$46.03	\$0.00	\$2.46	\$48.49
6/16/2010 30 days	Actual	30	\$50.72	\$0.00	\$1.70	\$52.42
5/17/2010 28 days	Actual	70	\$82.47	\$0.00	\$1.82	\$84.29
4/19/2010 33 days	Actual	113	\$121.64	\$0.00	\$2.36	\$124.00
3/17/2010 29 days	Actual	154	\$157.47	\$0.00	\$6.54	\$164.01
2/16/2010 31 days	Actual	217	\$210.25	\$0.00	\$3.39	\$213.64
1/16/2010 33 days	Actual	247	\$225.95	\$0.00	\$0.00	\$225.95
12/14/2009 31 days	Actual	163	\$158.23	\$0.00	\$1.40	\$159.63
11/13/2009 29 days	Actual	114	\$125.31	\$0.00	\$1.17	\$126.48
10/15/2009 30 days	Actual	66	\$78.09	\$0.00	\$0.00	\$78.09

Electric 111 Erregger Road

<b>Read Date &amp; Days</b>	<b>Read Type</b>	<b>Total kWh</b>	<b>Utility Charges</b>	<b>Supplier Charges</b>	<b>Late Payment Charges</b>	<b>Total Charges</b>
5/14/2011 30 days	Actual	602	\$90.52	\$0.00	\$8.26	\$98.78
4/14/2011 29 days	Actual	1,179	\$160.14	\$0.00	\$0.00	\$160.14
3/16/2011 29 days	Actual	1,382	\$195.17	\$0.00	\$3.40	\$198.57
2/15/2011 32 days	Actual	1,552	\$226.83	\$0.00	\$0.00	\$226.83
1/14/2011 29 days	Actual	1,545	\$217.54	\$0.00	\$2.88	\$220.42
12/16/2010 31 days	Actual	1,380	\$192.01	\$0.00	\$2.34	\$194.35
11/15/2010 32 days	Actual	1,092	\$155.71	\$0.00	\$0.00	\$155.71
10/14/2010 28 days	Actual	859	\$127.37	\$0.00	\$2.26	\$129.63
9/16/2010 30 days	Actual	1,060	\$150.55	\$0.00	\$0.00	\$150.55
8/17/2010 29 days	Actual	1,179	\$175.13	\$0.00	\$0.00	\$175.13
7/19/2010 33 days	Actual	1,544	\$229.48	\$0.00	\$4.73	\$234.21
6/16/2010 30 days	Actual	1,115	\$149.68	\$0.00	\$2.48	\$152.16
5/17/2010 28 days	Actual	892	\$125.75	\$0.00	\$2.33	\$128.08
4/19/2010 33 days	Actual	1,050	\$155.63	\$0.00	\$2.17	\$157.80
3/17/2010 29 days	Actual	979	\$144.82	\$0.00	\$4.33	\$149.15
2/16/2010 31 days	Actual	936	\$138.82	\$0.00	\$2.25	\$141.07
1/16/2010 33 days	Actual	1,012	\$149.98	\$0.00	\$0.00	\$149.98
12/14/2009 31 days	Actual	842	\$125.61	\$0.00	\$1.24	\$126.85
11/13/2009 29 days	Actual	735	\$110.32	\$0.00	\$1.47	\$111.79
10/15/2009 30 days	Actual	664	\$97.84	\$0.00	\$0.00	\$97.84

# HALTON ROAD

# ERREGGER ROAD



PROPERTY CORNER STAKES NOT SET UNLESS NOTED  
 UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S  
 SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW  
 SUBJECT TO ANY STATEMENT OF FACTS THAT AN UP TO DATE ABSTRACT OF TITLE WOULD SHOW

\*NOTTINGHAM-LEWIS PARK  
 TRACT - FORMERLY  
 99413.DWG



LOCATION SURVEY OF LOTS No. 156, 157 &  
 PART OF LOT No. 158 IN THE LEWISTON  
 MANOR TRACT\*, KNOWN AS No. III ERREGGER  
 ROAD, TOWN OF DEWITT, COUNTY OF  
 ONONDAGA, STATE OF NEW YORK.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES  
 THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY

*Hal R. Romans*  
 HAL R. ROMANS, L.S. #049981  
 LICENSED LAND SURVEYOR SYRACUSE, NEW YORK

DRAWN BY:	HRR
DATE:	12/08/99
SCALE:	1"=20'
REVISIONS:	

# Property Condition Disclosure Statement

Name of Seller or Sellers: William C Kittlaus Wendy L Kittlaus

Property Address: 111 Erregger Rd  
Syracuse, NY 13224

**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 \$500 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? ..... 12 yrs
- 2. How long have you occupied the property? ..... 12 yrs
- 3. What is the age of the structure or structures? ..... 56 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

# Property Condition Disclosure Statement

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 landowners or a homeowner's 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

## 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

# Property Condition Disclosure Statement

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  
\_\_\_\_\_  
\_\_\_\_\_
16. Is lead plumbing present? *If Yes, state location or locations below* .....  Yes  No  Unkn  NA  
\_\_\_\_\_  
\_\_\_\_\_
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, 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? .....  Yes  No  Unkn  NA  
*If Yes, please attach report(s)*
24. What is the type of roof/roof covering (slate, asphalt, other)? ..... Asphalt Shingle  
• Any known material defects? ..... a few missing shingles  
• How old is the roof? ..... unknown

# Property Condition Disclosure Statement

• Is there a transferable warrantee on the roof in effect now? *If Yes, explain below* . . . . .  Yes  No  Unkn  NA

25. Are there any know material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? *If Yes, explain below* . . . . .  Yes  No  Unkn  NA

## MECHANICAL SYSTEMS AND SERVICES

26. What is the water source? (*Circle 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? (*Circle all that apply*) . . . . . public sewer, private sewer, septic, cesspool

- If septic or cesspool, age? . . . . . \_\_\_\_\_
- Date last pumped? . . . . . \_\_\_\_\_
- Frequency of pumping? . . . . . \_\_\_\_\_
- Any known material defects? *If Yes, explain below* . . . . .  Yes  No  Unkn  NA

29. Who is your electrical service provider? Niagara Mohawk

- What is the amperage? . . . . . fused for 120 amps - see below
- Does it have circuit breakers or fuses? . . . . . unknown
- Private or public poles? . . . . . Fuses
- Any known material defects? *If yes, explain below* . . . . . Public
- Fuse box has two pulls top is 120 amps & runs all electric in house. Bottom has not been utilized yet.  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  
Sometimes water pools at bottom of driveway during heavy downpours. Never enters house. Drains quickly.

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

**Property Condition Disclosure Statement**

- 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? *1 broken balluster to be replaced by closing*  Yes  No  Unkn  NA
- 44. Driveway? *Needs patch & Seal*  Yes  No  Unkn  NA
- 45. Air conditioner?  Yes  No  Unkn  NA
- 46. Heating system?  Yes  No  Unkn  NA
- 47. Hot water heater?  Yes  No  Unkn  NA

*Hot water heater flushed annually*

48. The property is located in the following school district Jamesville-DeWitt  Unkn

**Note:** Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and floodplain 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.*

*May 2011 Home Inspection available upon request*

# Property Condition Disclosure Statement

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## 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's Signature

X W. C. Kao

Date 5/17/11

Seller's Signature

X \_\_\_\_\_

Date \_\_\_\_\_

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## 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's Signature

X \_\_\_\_\_

Date \_\_\_\_\_

Buyer's Signature

X \_\_\_\_\_

Date \_\_\_\_\_

## **Improvements to 111 Erregger**

The following improvements have been made to this home since we took ownership in 2000. All work has been tastefully completed using quality items and a professional level of craftsmanship.

### **Exterior**

- 1) Siding and Trim painted
- 2) Foundation re-coated with high strength fiber reinforced concrete
- 3) Foundation painted to match house
- 4) Screen doors to deck and patio replaced
- 5) Personnel door to garage replaced with insulated door
- 6) Overhead garage doors replaced with insulated double-sided aluminum doors
- 7) New garage door opener on West door
- 8) New railing on deck
- 11) Motion sensitive lights installed over driveway
- 12) Lights installed over garage "man door" next to driveway
- 13) Lights installed under deck

### **Kitchen**

- 1) New counter tops installed
- 2) New kitchen sink
- 3) New faucet set
- 4) Disposal installed
- 5) Dishwasher installed

- 6) Gas stove installed
- 7) Over range microwave/vent hood installed with venting to exterior soffit vent
- 8) Refrigerator installed
- 9) Track lighting installed
- 10) Under cabinet lighting installed
- 11) Pendant light installed in dining area
- 12) Paint stripped from floor and refinished to natural hardwood.
- 13) Remove non-functional pocket door and reframe
- 12) New paint and cabinet pulls

### **Upstairs Bathroom**

- 1) Replaced sub-floor, installed concrete backer-board and ceramic tile
- 2) Replaced bathtub
- 3) Replaced plastic tub surround with concrete backer board and ceramic tile
- 4) Installed timer operated vent fan with light. Vented to exterior
- 5) Installed double vanity
- 6) Installed new toilet
- 7) Installed new lighting and added GFI outlets
- 8) Install new drywall and decorative chair rail to replace Formica wallboard

### **Girl's Bedroom**

- 1) Remove built-in desk. Repair and refinish walls after removal.
- 2) Remove carpeting and tack strips, clean hardwood floors

## **Foyer**

- 1) Full view Anderson Storm door installed with screen and glass panels
- 2) Refinish entry door

## **Living room**

- 1) Installed in-wall wiring for 7.1 surround sound
- 2) Repaired valence over windows
- 3) Installed vertical blinds
- 4) Carpet

## **Basement**

- 1) Installed drywall ceiling with recessed halogen lighting
- 2) Recessed halogen accent lighting installed in front of fireplace
- 3) Removed built-in wet bar to open up floor space
- 6) Constructed built-in entertainment center with cabinet doors below
- 7) Removed old laminate flooring and replaced with resilient tile and berber carpet
- 8) Carpet installed on staircase

## **Downstairs Bathroom**

- 1) Door replaced
- 2) Tile board installed on bottom half of walls and trimmed in with chair rail style top molding and baseboard (similar to upstairs bathroom)
- 3) Free-standing vanity installed and plumbed in
- 4) Mirror and more contemporary vanity lighting installed
- 5) Cabinetry removed so space can more adequately accommodate taller stand-alone cabinetry

6) Corner shower torn out and fully tiled shower constructed. New floor poured, installed shower pan liner, new drain, new plumbing, and new tile over concrete backer-board. Installed lighting

8) Armstrong lifetime guarantee resilient floor tile installed and a threshold added

9) New toilet

## **Mechanicals**

1) Installed central air conditioning

2) Installed new high-efficiency furnace

3) Installed new high-efficiency hot water heater

4) Replaced ½ inch water supply with ¾ copper



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

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.

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.

### 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

This form was provided to me by Pei Lin Huang Team (print name of licensee) of Keller Williams Syr (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Seller as a (check relationship below) | <input type="checkbox"/> Buyer as a (check relationship below) |
| <input checked="" type="checkbox"/> Seller's agent                         | <input type="checkbox"/> Buyer's agent                         |
| <input type="checkbox"/> Broker's agent                                    | <input type="checkbox"/> Broker's agent                        |
| <input type="checkbox"/> Dual agent  |  |
| <input type="checkbox"/> 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) \_\_\_\_\_ acknowledge receipt of a copy of this disclosure

form: signature of { } Buyer(s) and/or {  } Seller(s):

X Wendi C. K...

DocuSigned by:  
Wendi C. K...

60C8144E567A402...

Date: 5/18/11

Date: \_\_\_\_\_



**ESCROW**

All parties acknowledge that it may take up to seven (7) business days for the Earnest money funds to clear the bank. In the event the contract is cancelled the funds will be disbursed as soon as they are available from our HSBC Escrow account. In accordance with Section 778 of the General Business Law of the State of New York, we are required to advise you that should Keller Williams Syracuse be the escrow agent in the attached Contract to Purchase or Lease, the down payment will be deposited in the escrow agent's bank account maintained at HSBC during the term of the escrow.

**FRANCHISE DISCLOSURE ADDENDUM**

Broker and owner Nastri Real Estate LLC is an independent franchise of the Keller Williams Realty System. Each office is independently owned and operated.

**AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE**

This is to notify you that Keller Williams Syracuse has an affiliation with Homestead Financial Services, Inc. who provides us with financial benefits.

**EQUAL OPPORTUNITY POLICY STATEMENT**

Nastri Real Estate LLC dba Keller Williams Syracuse is a member of the Multiple Listing Service, which covers the Greater Syracuse area and some surrounding counties. Our agents can show you any homes you wish to see, regardless of location.

It is the policy of Keller Williams Syracuse to comply with local, New York State, and Federal fair housing laws. These laws require that the type of service provided to a home seeker shall not be influenced by the home seeker's race, color, religion, sex, handicap, familial status, or national origin - or such other classes as may be determined by law to be protected classes (collectively referred to as "protected classes"). Our agents are not authorized to discuss with any customer or client the composition of any neighborhood or area based upon protected classes listed. Neighborhood information may usually be secured from local schools, police departments, government offices, or from residents of the area. Further, our agents are not permitted to select houses or other property for prospective buyers on the basis of the neighborhood composition of protected classes.

If at any time in your relationship with this form, you believe that you may not have received equal service because of your protected class, we strongly encourage you to notify either the manager of the branch office through which you are seeking assistance, or the Principal Broker of this company. We do not expect there will be any problems, but we would like the opportunity to correct any problems that you feel may exist.

**COMMISSION PAYMENT AUTHORIZATION**

New York State Real Property Law considers the real estate commission due at the time of the meeting of the minds, which would be at the time a Purchase Offer or Lease is accepted. However, most real estate companies, including Keller Williams Syracuse, defer the actual collection of this earned commission until the closing of the sale or lease execution. In consideration of this deferred commission collection we request your authorization for collection of the commission at the closing or lease execution from the proceeds or a certified check.

To: Attorney, Closing Agent or Lender's Attorney:

I (we) hereby authorize and request that the real estate commission for the sale/lease/exchange of the above property, or any portion thereof outstanding, be disbursed from the proceeds of the sale/lease/exchange at the time of closing or lease execution as billed to Keller Williams Syracuse, which will indicate direct payment to the applicable real estate companies involved. In the event the proceeds are insufficient, the balance shall be paid by a certified check drawn on or official check issued by any bank, credit union (provided such check is drawn on a New York State bank) or savings and loan association having a banking office in the State of New York.

**CERTIFICATION**

I have read and understood the information in the "Franchise Disclosure Addendum" and the "Equal Opportunity Policy Statement".

SELLER NAME(S)  
X Wendy C. Kellhaus  
SIGNATURE OF PROSPECTIVE SELLER  
Wendy C. Kellhaus  
SIGNATURE OF PROSPECTIVE SELLER

BUYER NAME(S)  
\_\_\_\_\_  
SIGNATURE OF PROSPECTIVE BUYER  
\_\_\_\_\_  
SIGNATURE OF PROSPECTIVE BUYER

I certify that I have provided the Prospective Buyer(s)/Seller(s) named above with a copy of the "Franchise Addendum" and "Equal Opportunity Policy Statement".

Signature of Sales Associate: Peilin Huang  
Broker/Manager: Joe Nastri Phone: 701-6900

Company Name: Nastri Real Estate LLC dba Keller Williams Syracuse

Date of Signatures: 5/18/11



**CONTINGENCY ADDENDUM AND DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR TARGET HOUSING SALES**

**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.

**Property Address:**

111 Eregger Rd  
Street Address Unit  
Syracuse Ny 13224  
City State Zip

**Seller's Disclosure**

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):  
 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

- (b) Records and reports available to the purchaser (Check (i) or (ii) below):

(i) 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).

(ii) Seller has no reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (Initial)**

- (c) \_\_\_\_\_ Purchaser has received copies of all information listed above.
- (d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*
- (e) \_\_\_\_\_ Purchaser has [check (i) or (ii) below]:

(i)  If this line is checked and by signatures of purchasers and sellers below, purchasers will receive a 10 day opportunity, beginning at 12:01 a.m. on the date of the execution of the purchase and sale agreement by all parties, to conduct a risk assessment or inspection, at purchasers expense, for the presence of lead-based paint and/or lead-based paint hazards. If lead based paint hazards are found by a qualified inspector and written notice to terminate the contract is not given by the purchasers to the sellers by 11:59 p.m. of the 10th day of the inspection period, then this contract is binding and enforceable.

(ii)  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)**

- (e) *PLH* Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

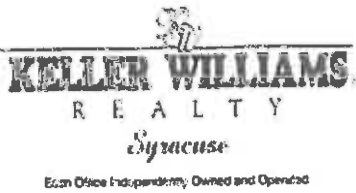
**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Agent \_\_\_\_\_ Date \_\_\_\_\_

*W.C. K...* 5/18/11  
Seller DocuSigned by: \_\_\_\_\_ Date \_\_\_\_\_  
*Wendi C. Killhaus*  
Seller 8E19A1B031D6484... Date \_\_\_\_\_  
*Pei Lin Huang*  
DocuSigned By: Pei Lin Huang  
Agent \_\_\_\_\_ Date \_\_\_\_\_





ADDITIONAL LISTING INFORMATION FOR PROPERTY LOCATED AT:

111 Erzsébet Rd

As owner of the property referenced above, I give permission for videos to be taken of the exterior and interior of my property. I also give permission for these images to be used for marketing purposes on the internet.

I also state that there is  or will be at time of closing \_\_\_\_\_ a working carbon monoxide detector located within my property.

To the best of my knowledge children residing at my property attend the following schools:

District: J-D  
Elementary: \_\_\_\_\_  
Middle: \_\_\_\_\_  
High School: \_\_\_\_\_

X Wendy L. Bitlous

DocuSigned by:  
Wendy L Bitlous  
60C8144F557A402...

Signed

