

Property Condition Disclosure Statement

Fax 866-662-9343

Name of seller or sellers: Douglas Moore
Property address: 204 Deming Drive Syracuse NY 13214

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.

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 owner.

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.

General Information

- 1. How long have you owned the property? Purchased Dec. 9th 2004
2. How long have you occupied the property? 4 yrs.
3. What is the age of the structure or structures? 43 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? Yes No UNKN NA (if yes, explain below)
6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? Yes No UNKN NA (if yes, explain below)
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? Yes No UNKN NA (if yes describe below)
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? Yes No UNKN NA (if yes, explain below)
9. Are there certificates of occupancy related to the property? Yes No UNKN NA (if no, explain below)

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.



Property: ULM VARNING FIVE

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? Yes No UNKN NA (if yes, explain below)

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

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

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

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? Yes No UNKN NA (if yes, explain below)

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

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

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

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? Yes No UNKN NA (if yes, describe below)

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? Yes No UNKN NA (if yes, attach report(s))

Structural

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

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

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

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)? Metal

Any known material defects? NO

How old is the roof? 18 yrs.

Is there a transferable warranty on the roof in effect now? Yes No UNKN NA (if yes, explain below)

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

Mechanical Systems & 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? Yes No UNKN NA (if yes, describe below)

28. What is the type of sewage system (circle all that apply - public sewer, private sewer, septic or cesspool)?

If septic or cesspool, age? _____

Date last pumped? _____

Frequency of pumping? _____

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

29. Who is your electric service provider? National Grid

What is the amperage? 100 AMP

Does it have circuit breakers or fuses? Circuit Breakers

Private or public poles? Public

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

30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property?

Yes No UNKN NA (if yes, state locations and explain below)

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

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
- 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 City of Syracuse

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.

Lower level fireplace has been sealed
Home inspection and Radon report available

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 Nancy A Moore date 3/20/09

Seller _____ date _____

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 _____

PROPERTY INFORMATION:

Regarding property at 204 Deming Drive

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: Y/N Amount: \$ _____ Due: Monthly Qtrly Semi-Annual Yearly Other

Special Assessments or Other Fees: Y/N Amount: \$ _____ Due: Monthly Qtrly Semi-Annual

Yearly Other Explain: _____

Age of Hot Water Heater: 14 yrs Capacity of Gallons: 40

Age of Furnace or Boiler: 13 yrs Age of Air Conditioning Unit: 17 yrs

Annual Bill for Fuel/Oil or Propane: _____

Average Monthly Utilities: Gas \$80 Electric \$73 Total: \$153

Major Improvements within the last five (5) years:

- New Gas Range
- Living Room Floor Refinished
- Structure Rebuilt
- Dead Tree Removal
- New retaining wall built- driveway/entrance
- Kitchen remodeled- New cabinets, sliding door, new floor, new trim
- Bathroom remodeled- New sink, tub enclosure, fittings, new toilet

- New lighting globes & fixtures
- New electric outlets
- Entire upper floor painted
- Downstairs window trim rebuilt
- New carpet- upstairs hall
- Perennial Gardens - Many bulbs planted
- New closet doors
- New mini-blinds

I agree to furnish a copy of:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. My deed and existing survey, if available, upon acceptance of contract for the buyer's use. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Restrictive covenants or deed restrictions of record, if applicable. | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Condominium Bylaws, Rules, etc., if applicable. | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Homeowner's Association Bylaws, Rules, etc., if applicable. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Utility bills upon request. | <input type="checkbox"/> | <input type="checkbox"/> |

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 SUCH AS, BUT NOT LIMITED TO, (1) FORMALDEHYDE-EMITTING SUBSTANCES, INCLUDING UREA FORMALDEHYDE FORM INSULATION (2) RADON GAS (3) ALUMINUM WIRING (4) HAZARDOUS OR TOXIC SUBSTANCES (5) ASBESTOS-CONTAINING MATERIALS (6) LEADED PAINT (7) PRESENCE OF PESTICIDE RESIDUE (8) TOXIC MOLD.

Seller Dan A. Moore Date 3/20/09

Seller _____ Date _____

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 physical condition of the property.

Buyer _____ Date _____

Buyer _____ Date _____

12/20/06

ADDITIONAL LISTING INFORMATION
FOR PROPERTY LOCATED AT:

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 X 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: Syracuse

Elementary: Hurtburt Smith

Middle: ?

High School: Nottingham

Signed: Dan A. Moore

Job # 37046

Estimator -Michael F. Woodford

PROPOSAL - #1

**Woodford Bros., Inc.
Structural Renovations Specialists
P.O. Box 108
Apulia Sta., N.Y. 13020**

(315)-696-8971

1-(800)-653-2276

Fax (315)-696-5931

Dated: March 17, 2009

To: Doug Moore, Nancy Moore
201 Kimry Moor
Fayetteville, NY 13066

Property Owner: Doug Moore
Owner's Rep: Doug Moore
Work Site Address: 204 Demong Dr.
Syracuse, NY 13066

Home Phone: 1-315-637-8162

Fax Phone:

Work Ph. (M):

Work Ph. (F):

Job Name: Masonary Parge Foundation

Earliest Start Date: / /

Days to Completion Estimate: 1 working days. This date is (not) of the essence.

We Hereby Propose: to furnish materials and labor -- complete in accordance with the specifications below for the sum of:

Four Hundred Ninety Seven and No/100. (\$497.00)

We hereby submit specifications and propose to:

To provide labor, equipment and materials to accomplish the following:

1. To excavate the earth 1.5 - 2 feet in depth from the South West corner of the house over to the chimney.
2. To clean the masonry blocks with a scrub brush and water.
3. To parge the area with Tamms brand fiber reinforced masonry, the surface coating to recieve a brush finish.
4. To backfill the area with existing soil.

This proposal does not include the restoration of any plantings.



A DIVISION OF BAUER PLUMBING
LICENSED MASTER PLUMBERS
& HEATING CONTRACTORS

72796

DATE: 3/18/09

1911 S. SALINA ST. SYRACUSE, NEW YORK 13205 (315) 475-4444 FAX (315) 474-8380

NAME: Nancy Moore AUTHORIZED BY: _____
ADDRESS: 204 Demong DR BILLING ADDRESS: _____

WORK DESCRIPTION: Investigated problem. Found customer to
feel that line was partially plugged. Cleared floor drain
with RRj. Flushed line with heavy water & RRPS. Line
open & flowing properly. Customer says rain backs up
floor drain. Drain could possibly be broken. no evidence
of breakage. Found with RRj

Thank you!

Knives Used: _____ Cable Used: RRj ft.

Technician: Betty/Dan

I hereby acknowledge the satisfactory completion of the above described work. It is agreed that the balance is due on receipt of this invoice. In the event of non-payment or default, the owner agrees to pay a 2% monthly service charge. In the event any amount due is turned over for collection, the owner further agrees to pay reasonable attorney's fees but not to exceed 40% of their amount due, together with all court costs and disbursements. Customers will pay a \$30.00 fee for checks returned from our bank for any reason and the customer will be responsible to pay any legal fees required to collect this account, due to bad checks.

AUTHORIZED BY: Nancy D. Moore DATE: 3/18/09

GUARANTEE: 90 days

For the period of 90 from the above date, we agree to reclean the above described line at no additional cost in the event the sewer or pipe fail to function due to ROOT STOPPAGE ONLY. This agreement does not include stoppage caused by paint, rags, leaves, cement, garbage, or other debris...or by broken settled section of pipe.

Because of the condition of the plumbing/sewer/drain system in homes and businesses ROTO-ROOTER seeks your consent to perform services and labor.

Please initial or sign in the box when the item stated is explained to you and you understand.

DESCRIPTION OF SERVICE	PRICE	EXT. PRICE
<u>CLOTH/WI</u>		<u>246.00</u>
<u>gal RRPS</u>		
Sub Total		<u>246.00</u>
Sales Tax		<u>19.68</u>
Total Amount Due		<u>265.68</u>
Paid on Account		
Balance Due		
Rec'd Payment		<u>Paid</u>

PLEASE REMIT YOUR PAYMENT TO:
ROTO-ROOTER
1911 S. SALINA ST.
SYRACUSE, NY 13205

CASH _____ CHECK 1925

ITEM 1 [] The undersigned hereby releases and absolves ROTO-ROOTER and/or D.J. BAUER PLUMBING, INC. - DBA BAUER PLUMBING (hereafter called "RR") from liability for any and all claims for damage to the plumbing-sewer-drain system on above job premises as a result of labor or services furnished by RR. The Consent and Release is sought due and given due to the questionable conditions of the plumbing-sewer-drain system on said premises. RR will not be responsible for reoccurring blockages caused by sanitary products, paper towels, foreign objects or city sewer back-ups. We agree to reclean the invoiced described line if guaranteed (up to the original time charged for) at no charge-maximum two repeat visits. Customers will be responsible for the cost of any damaged cable or high pressure jet hose caused by questionable or extraordinary conditions in the line or chemicals used in the line which cause damage to our cables or high pressure jet hoses. RR will not be responsible for the removal of lodged cables or high pressure jet hoses. *A service charge will be charged if nothing is found to be wrong on a recall visit during the conditional guarantee period.

ITEM 2 [] RR cannot guarantee faucet repairs.

ITEM 3 [] RR guarantees our labor for _____ days. All products carry a manufacturer's warranty.

ITEM 4 [] In the event any water valves are required to be shut down RR can not be responsible for any leaks or breakage to the valves as a result of the shut down. This is due to the age of your existing plumbing system and the condition of the valves.

ITEM 5 [] A permit is required by the local offices and will be taken by RR.

ITEM 6 []

*Customer/Owner Signature Nancy D. Moore Date: 3.18.09

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.

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.

DUAL AGENT WITH DESIGNATED SALES AGENTS

If the buyer and the seller provide their informed consent in writing, the principals or 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

This form was provided to me by Pam Avery - Pei Lin Teady (print name of licensee) of Keller Williams (print name of company, firm or brokerage),

a licensed real estate broker acting in the interest of the

- Seller as a (check relationship below)
 - 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 agents

If dual agent with designated sales agents is checked:

_____ 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 [x] Seller(s):

Dash A. Manz _____

Date: 10/24/09

Date: _____

NEW YORK STATE DISCLOSURE FORM FOR BUYERS AND SELLERS
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 associates.

Throughout the transaction you may receive more than one disclosure form. The law requires 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 interests 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 AGENT

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 the 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



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 Countrywide Home Loans 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".

Douglas Moore
SELLER NAME(S)

BUYER NAME(S)

Debra A. Moore
SIGNATURE OF PROSPECTIVE SELLER

SIGNATURE OF PROSPECTIVE BUYER

SIGNATURE OF PROSPECTIVE SELLER

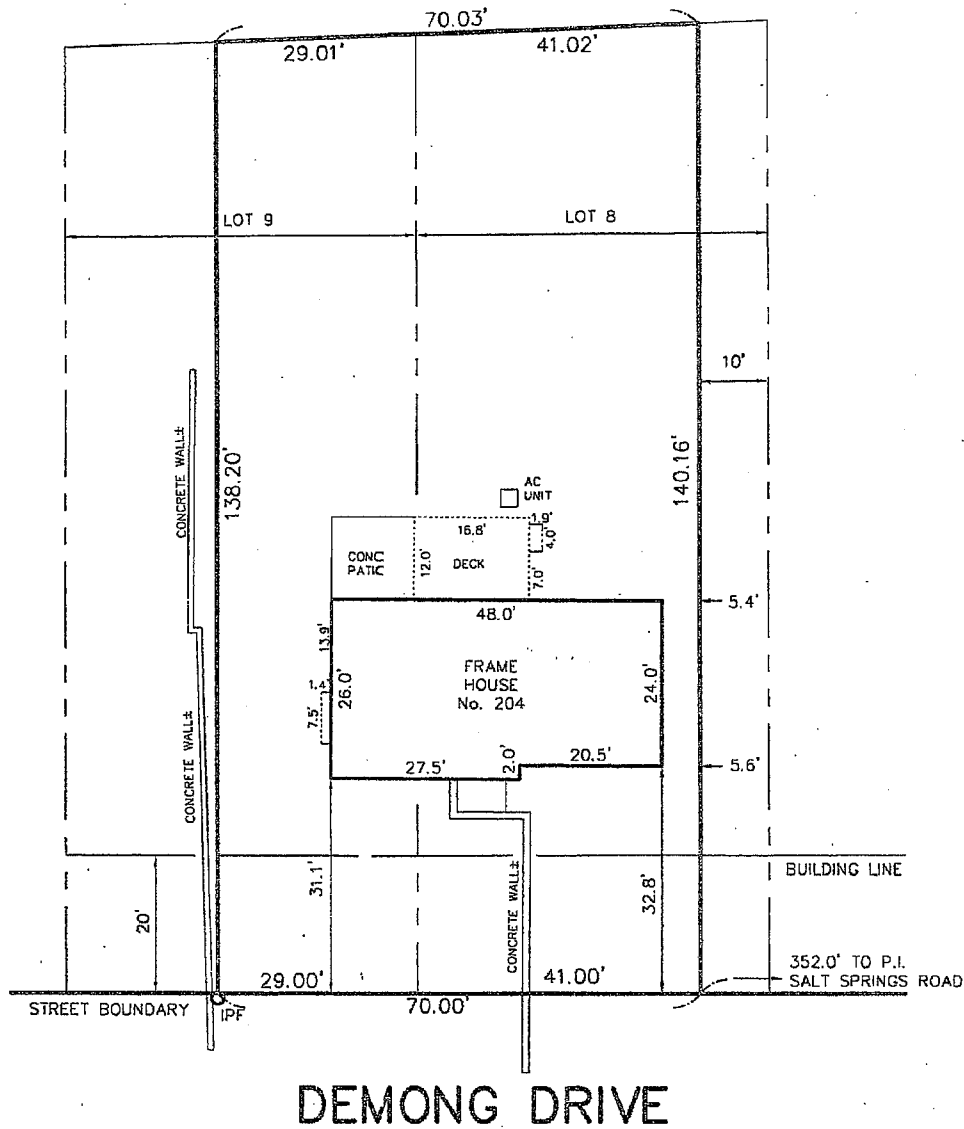
SIGNATURE OF PROSPECTIVE BUYER

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: [Signature]
Broker/Manager: [Signature] Phone: 315-701-6900

Company Name: Nastri Real Estate LLC dba Keller Williams Syracuse

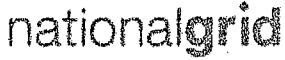
Date of Signatures: 11/10/08



9651064.dwg
 Subject to any statement of facts on accurate and up to date abstract of title will show.
 Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-division 2, of the New York State Education Law

TRACT MAP	
BY:	CHESTER A. CONKLIN, C.E.
DATE FILED:	FEBRUARY 6, 1928
MAP NO.	2151
PROPERTY CORNERS NOT SET THIS SURVEY, UNLESS SHOWN OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS, UNLESS OTHERWISE INDICATED.	
TO:	
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY.	
<i>Chester A. Conklin</i> N.Y.S. LICENSED LAND SURVEYOR	

PART OF LOT Nos. 8 & 9 GIFFORD MANOR AMENDED - SECTION "B" PART OF LOT No. 50 - FORMER TOWN OF DEWITT NOW CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK	
LICENSED LAND SURVEYORS IANUZI & ROMANS, P.C. LIVERPOOL & SYRACUSE, NEW YORK (315) 457-7200	DATE: DECEMBER 4, 2004 SCALE: 1" = 20' FILE: 965.1064 FB:



Your Account: Electric History

Name: DOUGLAS MOORE

Account Number: [REDACTED] [Go to Account List](#)

Service Address: 204 DEMONG DR SYRACUSE NY 13214

Details		Electric History		Gas History		Payment History
Read Date & Days	Read Type	Total kWh	Utility Charges	Supplier Charges	Late Payment Charges	Total Charges
10/16/2008 29 days	Actual	334	\$55.70	\$0.00	\$0.00	\$55.70
09/17/2008 30 days	Actual	335	\$58.88	\$0.00	\$0.00	\$58.88
08/18/2008 32 days	Actual	428	\$75.93	\$0.00	\$0.00	\$75.93
07/17/2008 29 days	Actual	442	\$69.60	\$0.00	\$0.00	\$69.60
06/18/2008 33 days	Actual	553	\$89.39	\$0.00	\$0.00	\$89.39
05/16/2008 29 days	Actual	362	\$64.97	\$0.00	\$0.00	\$64.97
04/17/2008 31 days	Actual	416	\$71.07	\$0.00	\$0.00	\$71.07
03/17/2008 30 days	Actual	443	\$71.72	\$0.00	\$0.00	\$71.72
02/16/2008 28 days	Actual	481	\$78.34	\$0.00	\$0.00	\$78.34
01/19/2008 32 days	Actual	489	\$80.53	\$0.00	\$0.00	\$80.53
12/18/2007 32 days	Actual	493	\$81.34	\$0.00	\$0.00	\$81.34
11/16/2007 31 days	Actual	465	\$76.01	\$0.00	\$0.00	\$76.01
10/16/2007 29 days	Actual	347	\$60.79	\$0.00	\$0.00	\$60.79
09/17/2007 30 days	Actual	336	\$59.78	\$0.00	\$0.00	\$59.78
08/18/2007 29 days	Actual	668	\$105.21	\$0.00	\$0.00	\$105.21
07/20/2007 31 days	Actual	658	\$103.54	\$0.00	\$1.13	\$104.67
06/19/2007 29 days	Actual	432	\$75.31	\$0.00	\$0.00	\$75.31
05/21/2007 31 days	Actual	464	\$79.30	\$0.00	\$0.00	\$79.30
04/20/2007 32 days	Actual	784	\$117.18	\$0.00	\$0.00	\$117.18
03/19/2007 30 days	Actual	779	\$122.16	\$0.00	\$0.00	\$122.16
02/17/2007 29 days	Actual	708	\$112.23	\$0.00	\$0.00	\$112.23
01/19/2007 31 days	Actual	652	\$96.93	\$0.00	\$0.00	\$96.93
12/19/2006 29 days	Actual	507	\$78.99	\$0.00	\$0.00	\$78.99
11/20/2006 33 days	Actual	517	\$80.20	\$0.00	\$0.00	\$80.20

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Your Bill

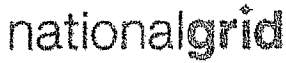
- > View My Bill
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- > DirectPay
- > Budget Plan

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- > Stop Service
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Other Online Options

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Your Account: Gas History

Name: DOUGLAS MOORE

Account Number: [Go to Account List](#)

Service Address: 204 DEMONG DR SYRACUSE NY 13214

Details		Electric History		Gas History		Payment History
Read Date & Days	Read Type	Total Therms	Utility Charges	Supplier Charges	Late Payment Charges	Total Charges
10/16/2008 29 days	Actual	13	\$31.44	\$0.00	\$0.00	\$31.44
09/17/2008 30 days	Actual	6	\$22.67	\$0.00	\$0.00	\$22.67
08/18/2008 32 days	Actual	7	\$26.03	\$0.00	\$0.00	\$26.03
07/17/2008 29 days	Actual	6	\$24.82	\$0.00	\$0.00	\$24.82
06/18/2008 33 days	Actual	12	\$33.94	\$0.00	\$0.00	\$33.94
05/16/2008 29 days	Actual	14	\$37.00	\$0.00	\$0.00	\$37.00
04/17/2008 31 days	Actual	75	\$112.79	\$0.00	\$0.00	\$112.79
03/17/2008 30 days	Actual	113	\$147.06	\$0.00	\$0.00	\$147.06
02/16/2008 28 days	Actual	129	\$159.19	\$0.00	\$0.00	\$159.19
01/19/2008 32 days	Actual	113	\$141.50	\$0.00	\$0.00	\$141.50
12/18/2007 32 days	Actual	126	\$156.25	\$0.00	\$0.00	\$156.25
11/16/2007 31 days	Actual	44	\$71.89	\$0.00	\$0.00	\$71.89
10/16/2007 29 days	Actual	9	\$24.94	\$0.00	\$0.00	\$24.94
09/17/2007 30 days	Actual	6	\$20.18	\$0.00	\$0.00	\$20.18
08/18/2007 29 days	Actual	6	\$20.46	\$0.00	\$0.00	\$20.46
07/20/2007 31 days	Actual	7	\$22.68	\$0.00	\$0.33	\$23.01
06/19/2007 29 days	Actual	6	\$22.01	\$0.00	\$0.00	\$22.01
05/21/2007 31 days	Actual	18	\$38.64	\$0.00	\$0.00	\$38.64
04/20/2007 32 days	Actual	95	\$129.19	\$0.00	\$0.00	\$129.19
03/19/2007 30 days	Actual	139	\$171.01	\$0.00	\$0.00	\$171.01
02/17/2007 29 days	Actual	169	\$191.46	\$0.00	\$0.00	\$191.46
01/19/2007 31 days	Actual	110	\$138.14	\$0.00	\$0.00	\$138.14
12/19/2006 29 days	Actual	85	\$120.45	\$0.00	\$0.00	\$120.45
11/20/2006 33 days	Actual	70	\$99.66	\$0.00	\$0.00	\$99.66

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