

# Property Condition Disclosure Statement

Name of seller or sellers: MARVIN AND LYNN KOSS

Property address: 219 LOCKSLEY ROAD, SYRACUSE, NY 13224

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 years
2. How long have you occupied the property? 28 years
3. What is the age of the structure or structures? 51 years  
**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. 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.

Property: 219 Locksley Rd.

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 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Seller's Certification:**

SELLER CERTIFIES THAT THE INFORMATION IN THIS PROPERTY CONDITION DISCLOSE 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 DISCLOSE STATEMENT PROVIDED PREVIOUSLY, THE SELLER SHALL DELIVER A REVISED PROPERTY CONDITION DISCLOSE STATEMENT TO THE BUYER AS SOON AS PRACTICABLE. IN NO EVENT, HOWEVER, SHALL A SELLER BE REQUIRED TO PROVIDE A REVISED PROPERTY CONDITION DISCLOSE STATEMENT AFTER THE TRANSFER OF TITLE FROM THE SELLER TO THE BUYER OR OCCUPANCY BY THE BUYER, WHICHEVER IS EARLIER.

Seller

*Maura Koss*

date

9/21/08

Seller

*John C Koss*

date

9/21/08

**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: 219 Locksley Road

**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 the 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, explain below)

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 (state, asphalt, other)? asphalt  
Any known material defects? NO  
How old is the roof? 1991

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? municipal 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? \_\_\_\_\_  
Does it have circuit breakers or fuses? Fuses  
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)

**PROPERTY INFORMATION:**

Regarding property at: 219 Locksley Rd, Syracuse

The following information is provided to the best of the Seller's knowledge.

Property Tax Exemption: Yes  No  STAR School Tax \_\_\_\_\_ Veterans \_\_\_\_\_ Other \_\_\_\_\_

Age of Hot Water Heater: 1998 Capacity of Gallons: 40

Age of Furnace or Boiler: 1993/2003 Age of Air Conditioning Unit: \_\_\_\_\_

Annual Bill for Fuel/Oil or Propane: NA

Average Monthly Utilities: Gas \$96 Electric \$104 Total: \$200/mo.

Major improvements within the last five (5) years:

(see listing of improvements)

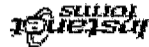
I agree to furnish a copy of:

- |   |                                     |     |
|---|-------------------------------------|-----|
| 1. My deed and existing survey upon acceptance of contract for the buyer's use.   | <input checked="" type="checkbox"/> | YES |
| 2. Restrictive covenants or deed restrictions of record.  | <input type="checkbox"/>            | NO  |
| 3. Condominium Bylaws, rules, etc., if applicable.  | <input checked="" type="checkbox"/> | YES |
| 4. Homeowner's Association Bylaws, rules, etc., if applicable.  | <input type="checkbox"/>            | NO  |
| 5. Copies of utility bills upon request.  | <input checked="" type="checkbox"/> | YES |
| 6. Is the property or structure on a local, state or national register of historic places or is it locally listed as a designated historic property or structure or is it on an eligibility list? | <input type="checkbox"/>            | 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 SUCH AS, BUT NOT LIMITED TO, (1) FORMAL DEHYDR-EMITTING SUBSTANCES, (2) HAZARDOUS OR TOXIC SUBSTANCES (5) ASBESTOS-CONTAINING MATERIALS (6) LEADED PAINT (7) INCLUDING UREA FORMALDEHYDE FOAM INSULATION (8) RADON GAS (9) ALUMINUM WIRING (10) PRESENCE OF PESTICIDE RESIDUE (11) TOXIC MOLD.

Seller: Miriam Kay Date: 9/21/08  
 Seller: John Kay Date: 9/21/08  
 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: \_\_\_\_\_



Recent Improvements to 219 Locksley Road  
All upgrades in this list took place in 2007-2008

**ALL HARDWOODS SANDED AND REFINISHED -2008**  
**ELECTRICAL PANEL UPGRADED TO 150 – NOVEMBER 2008**  
**HIGH-EFFICIENCY FURNACE – NOVEMBER 2008** \*

**ENTRY**

New Front Door and Side Light  
New Ceramic Tile Floor  
New Marble Closet Threshold  
New Light Fixture  
New Closet Door Pulls  
Newly Painted

**STAIRCASE**

All New Oak Banisters and Balustrades, Mounting Hardware

**LIVING ROOM AND DINING ROOM**

New Light Fixture in Dining Room  
New Curtain Rods  
Newly Painted

**KITCHEN**

New Ceramic Tile Floor  
New Countertops  
New Self-Cleaning Oven  
New Exhaust Hood  
New Beadboard Microwave shelf  
New Cabinet Hinges and Knobs  
Cabinet Closure Catches Replaced where needed  
New Wood Baseboard and Shoe Molding  
Two New Ceiling Light Fixtures  
New GFI Electrical sockets  
New High-Arc Faucet  
New Curtain Rods to match Cabinet Knobs  
Newly Painted

**SUNROOM**

New Carpeting and Pad  
Newly Painted

**UPSTAIRS MAIN BATH**

(Was taken back to studs)  
New Ceramic Tile Floor  
New Ceramic Tile Niche  
New Bath Tub with Ceramic Tile Walls  
New Bath Faucet  
New Vanity With Built-in Laundry Chute  
New Sink  
New Faucet for sink  
New Toilet  
New Walls  
New Light Fixture  
New Vent Fan/Light and ductwork  
New GFI Electrical sockets  
New Towels Bar, Towel Ring and Toilet Tissue holder  
New Marble Threshold  
New Baseboard and Shoe Molding  
New Window Shade  
Newly Painted

**FIRST BEDROOM ON LEFT**

New Windows – October 2008  
New Light Fixture

**SECOND BEDROOM ON LEFT**

New Light Fixture

**MASTER BEDROOM**

New Light Fixture

Removed Carpeting

New Shoe Moulding

New Curtain Rods

Newly Painted

**MASTER BATH**

(Was taken back to studs)

New Ceramic Tile Shower

New Shower Faucet

New Ceramic Tile Floor

New Sink

New Faucet for Sink

New Toilet

New Medicine Cabinet

New Vent Fan/Light and ductwork

New Walls

New Marble Threshold

New Baseboard and Shoe Moulding

New Towels Bars, Towel Ring and Toilet Tissue holder

Newly Painted

New Curtain Rod

New Ceramic Tile Floor

New Baseboard and Shoe Moulding

New Light Fixture and Smoke Alarm

Newly Painted

**HALF BATH**

New Sink

New Toilet

New Medicine Chest

New Light Fixture

New Towel Ring and Toilet Roll Holder

New Door Knob

**OFFICE**

New Light Fixture

Newly Painted

**BASEMENT**

New Furnace – 11/13/08

New Bannister

New Half Wall to be a bannister

New Carpeting and Pad on Stair

New Curtain Rods to Match Hardware on Cabinets

Doors Cut to clear floor

Newly Painted

New Light Switch and Door Knob in Storage Room

New Glass in Storage Room Window – 11/13/08

**EXTERIOR**

Roof Repair – November 2008

Driveway Sealed

Landscape Maintenance- November 2008

**EARLIER UPGRADES**

Half – Bath : Pella Window 2003

Landscaping -

Driveway – Complete Asphalt Restoration- Superior Seal & Paving 2001

Anderson Windows - Kitchen

ADDITIONAL LISTING INFORMATION  
FOR PROPERTY LOCATED AT:

219 Locksley Road, Syracuse

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 no ~~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 City Schools

Elementary: H.W. Smith

Middle: Levy

High School: Nottingham

Signed

M. K. K. K.





**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.

**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.

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".

<p>SELLER NAME(S) <u>Marrin + Lynn Koss</u></p>	<p>BUYER NAME(S) <u></u></p>
<p>SIGNATURE OF PROSPECTIVE SELLER <u>[Signature]</u></p>	<p>SIGNATURE OF PROSPECTIVE BUYER <u></u></p>
<p>SIGNATURE OF PROSPECTIVE SELLER <u>[Signature]</u></p>	<p>SIGNATURE OF PROSPECTIVE BUYER <u></u></p>

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: JAN NASTRI  
 Phone: 701-690

Company Name: Nastri Real Estate LLC dba Keller Williams Syracuse

Date of Signatures: 1/1

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

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.

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 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.

This form was provided to me by Reilyn Hwang / Pam Hwang (print name of licensee) of Keller Williams Dynamics (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  
 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 [ ] Seller(s):

\_\_\_\_\_  
\_\_\_\_\_  
Date: 9/4/08

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

Why We Love 219 Locksley Rd....

We love this house because it is spacious and has an open feeling especially the wide staircase and generous landing.

We love this house because it is minutes away from everywhere - yet not in a congested area.

We love this house because it is in a beautiful neighborhood.

We love this house because it is situated at the end of a quiet street, with very little traffic.

We love this house because it has plenty of storage space - especially the huge built-ins in the downstairs family room and the spacious linen closet upstairs.

We love coming downstairs in the morning to the cheery kitchen - it makes us start our day right.