

Special Features of 4017 East Road, Cazenovia

9' Post and Beam Ceilings.

Wide-planked pine floors throughout built from reclaimed wood from barn in nearby New Woodstock secured with authentic square nails (builder and former owner had carpenters "rough-up" floors during installation for authentic worn look).

Open floorplan for today's living.

Sweeping front lawn with forever wild privacy bordering private backyard.

Mature Crabapple, Blue Spruce, Maple, Pine, and Lilac trees.

Heated bonus room above garage.

Custom woodwork and built-in cabinetry throughout.

Great walkability score with less than one mile distance from village

WITH sidewalks but WITHOUT village taxes.

Wrap-around deck built at slight slant for effective water run-off.

Improvements within last five years:

Bonus room above garage

New roof on house

Four new windows on front of house

New hot water tank

Cleaned septic tank

Interior painted throughout

Basement floor and walls painted

New kitchen cabinet hardware

New bathroom sink and faucet, 1st floor

New refrigerator

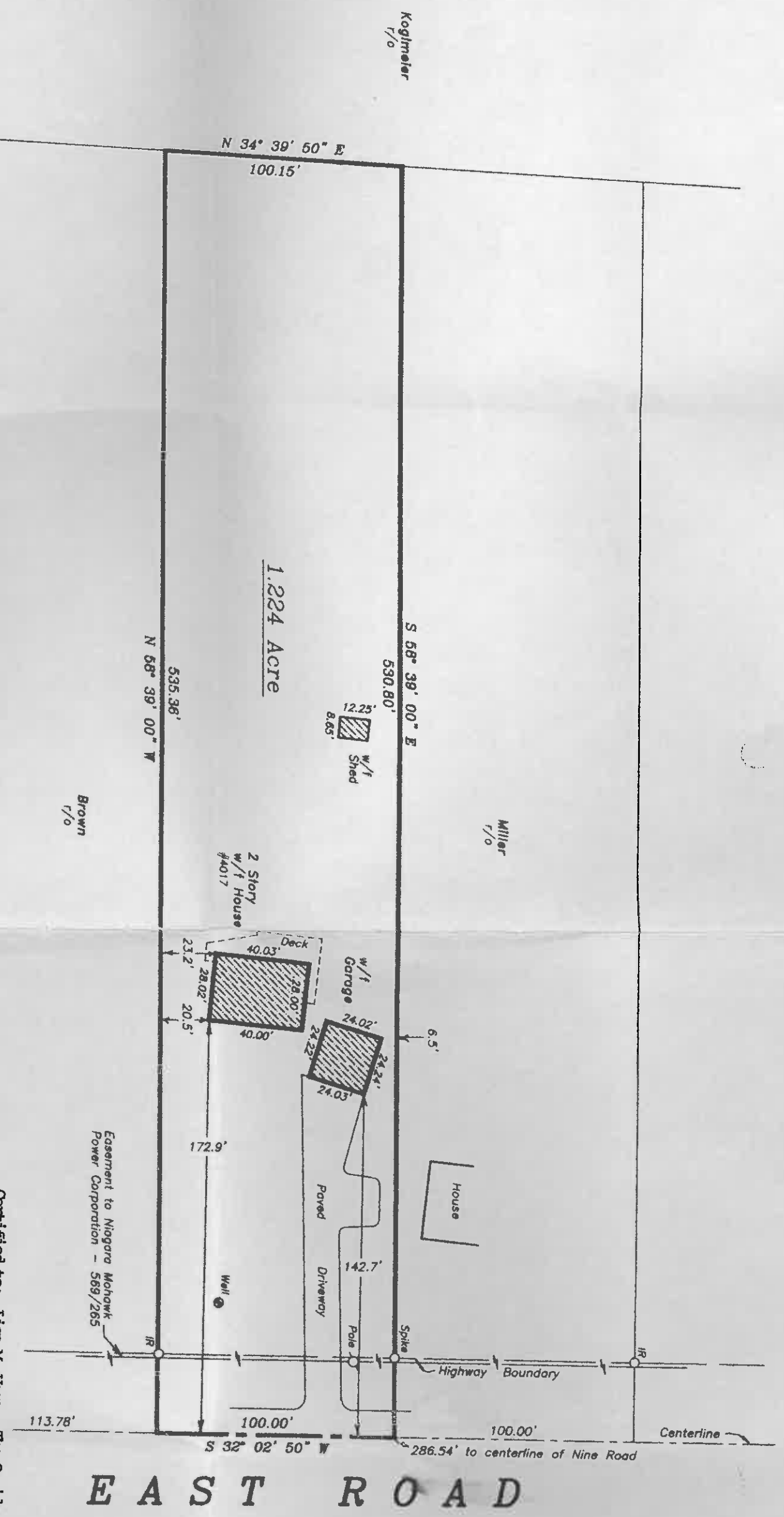
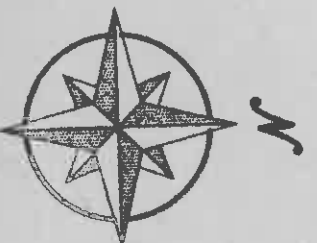
New kitchen window treatments

New kitchen sink faucet

New bathroom sink tiles and faucets, both second floor baths

Details		Electric History		Gas History		Processed Payment Histor
Read Date & Days	Read Type	Total Therms	Utility Charges	Supplier Charges	Late Payment Charges	Total Charges
08/18/2011 30 days	Actual	16	\$35.05	\$0.00	\$0.00	\$35.05
07/19/2011 33 days	Actual	19	\$38.24	\$0.00	\$0.00	\$38.24
06/16/2011 30 days	Actual	21	\$42.66	\$0.00	\$0.00	\$42.66
05/17/2011 32 days	Actual	91	\$113.07	\$0.00	\$0.00	\$113.07
04/15/2011 29 days	Actual	174	\$187.01	\$0.00	\$0.00	\$187.01
03/17/2011 30 days	Actual	238	\$237.47	\$0.00	\$4.15	\$241.62
02/15/2011 29 days	Actual	287	\$276.51	\$0.00	\$0.00	\$276.51
01/17/2011 31 days	Actual	291	\$265.55	\$0.00	\$3.13	\$268.68
12/17/2010 31 days	Actual	232	\$208.99	\$0.00	\$0.00	\$208.99
11/16/2010 29 days	Actual	130	\$131.78	\$0.00	\$0.00	\$131.78
10/18/2010 31 days	Actual	43	\$62.13	\$0.00	\$0.00	\$62.13
09/17/2010 29 days	Actual	15	\$32.07	\$0.00	\$0.00	\$32.07
08/19/2010 30 days	Actual	14	\$32.22	\$0.00	\$0.00	\$32.22
07/20/2010 33 days	Actual	16	\$34.21	\$0.00	\$0.00	\$34.21
06/17/2010 29 days	Actual	15	\$33.68	\$0.00	\$0.00	\$33.68
05/19/2010 29 days	Actual	71	\$83.04	\$0.00	\$0.00	\$83.04
04/20/2010 32 days	Actual	121	\$127.30	\$0.00	\$0.00	\$127.30
03/19/2010 29 days	Actual	187	\$184.23	\$0.00	\$0.00	\$184.23
02/18/2010 31 days	Actual	295	\$273.33	\$0.00	\$0.00	\$273.33
01/18/2010 34 days	Actual	329	\$291.13	\$0.00	\$0.00	\$291.13
12/15/2009 28 days	Actual	185	\$174.70	\$0.00	\$0.00	\$174.70
11/17/2009 29 days	Actual	121	\$130.50	\$0.00	\$0.00	\$130.50
10/19/2009 33 days	Actual	92	\$97.70	\$0.00	\$0.00	\$97.70
09/16/2009 29 days	Actual	17	\$31.60	\$0.00	\$0.00	\$31.60

Details		Electric History		Gas History		Processed Pa
Read Date & Days	Read Type	Total kWh	Utility Charges	Supplier Charges	Late Payment Charges	Total Charges
08/18/2011 30 days	Actual	284	\$51.91	\$0.00	\$0.00	\$51.91
07/19/2011 33 days	Actual	409	\$67.43	\$0.00	\$0.00	\$67.43
06/16/2011 30 days	Actual	497	\$77.67	\$0.00	\$0.00	\$77.67
05/17/2011 32 days	Actual	560	\$85.40	\$0.00	\$0.00	\$85.40
04/15/2011 29 days	Actual	498	\$77.18	\$0.00	\$0.00	\$77.18
03/17/2011 30 days	Actual	487	\$79.44	\$0.00	\$1.39	\$80.83
02/15/2011 29 days	Actual	560	\$92.40	\$0.00	\$0.00	\$92.40
01/17/2011 31 days	Actual	511	\$82.73	\$0.00	\$1.30	\$84.03
12/17/2010 31 days	Actual	551	\$86.81	\$0.00	\$0.00	\$86.81
11/16/2010 29 days	Actual	586	\$91.26	\$0.00	\$0.00	\$91.26
10/18/2010 31 days	Actual	502	\$81.12	\$0.00	\$0.00	\$81.12
09/17/2010 29 days	Actual	432	\$71.11	\$0.00	\$0.00	\$71.11
08/19/2010 30 days	Actual	329	\$60.72	\$0.00	\$0.00	\$60.72
07/20/2010 33 days	Actual	360	\$66.34	\$0.00	\$0.00	\$66.34
06/17/2010 29 days	Actual	350	\$58.33	\$0.00	\$0.00	\$58.33
05/19/2010 29 days	Actual	423	\$68.41	\$0.00	\$0.00	\$68.41
04/20/2010 32 days	Actual	498	\$82.64	\$0.00	\$0.00	\$82.64
03/19/2010 29 days	Actual	551	\$88.62	\$0.00	\$0.00	\$88.62
02/18/2010 31 days	Actual	723	\$110.95	\$0.00	\$0.00	\$110.95
01/18/2010 34 days	Actual	743	\$114.09	\$0.00	\$0.00	\$114.09
12/15/2009 28 days	Actual	663	\$102.61	\$0.00	\$0.00	\$102.61
11/17/2009 29 days	Actual	668	\$101.43	\$0.00	\$0.00	\$101.43
10/19/2009 33 days	Actual	613	\$91.72	\$0.00	\$0.00	\$91.72
09/16/2009 29 days	Actual	439	\$70.62	\$0.00	\$0.00	\$70.62



DEED REFERENCE:

James R. Riadi to Edwin P. (Jr.) and Pamela A. Kennedy by deed dated July 1, 1986 and recorded August 27, 1986 in the Madison County Clerk's Office in Book of Deeds 822 at page 230.

MAP REVISIONS		
No.	Date	Revision

IR indicates iron existing on 7-1986.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared and on his behalf to the title company, governmental agency and lending institution listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

Survey based on Abstract of Title dated 6-24-2002.

Alterations or additions to this survey map are prohibited except as provided in Section 7209, Subdivision 2 of the New York State Education Law.
 Building location surveys do not include the placing of property corner stakes.
 Offsets from property lines measured to foundation walls of buildings unless otherwise indicated.
 Valid only when marked with the Land Surveyors original inked seal and signature.
 Not valid unless signed in RED ink.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON COMPLETED: 7-10-86 & 7-8-02.

DAVID A. VREDENBURGH, L.L.S. Lb. No. 48158
 7-20-2002

Tax Map Number 95.03-2-5



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Certified to: Lisa M. Hogan; The Oneida Savings Bank, its successors and/or assigns; Vindigni & Betco, FIC; Monroe Title Insurance Corporation.

Map of
 Lands of Edwin (Jr.) & Pamela Kennedy
 (#4017 East Road)
PART OF LOT 49
 (Road Township)
TOWN OF CAZENOVIA
 MADISON COUNTY
 New York

DAVID A. VREDENBURGH
 Licensed Land Surveyor
 P.O. Box 527 - 24 Corwin Street
 Cazenovia, New York 13035
 315-855-9481

Scale: 1" = 50'
 Date of Map: July 19, 2002
 AOD 83-82-14(CD-2) 0171 78 85-82-12

**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: 4017 East Rd.

Street Address		Unit
Cazenovia, NY		
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' 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) _____ 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	X <i>Jason Hogan</i> Seller	_____ Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date



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



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

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

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

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

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

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

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

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interests. The buyer's agent does this by negotiating the purchase of a home at a price and

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

Broker's Agents

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

Dual Agent

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

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/Pei Lin 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:

- Seller as a (check relationship below)
- Buyer as a (check relationship below)
- Seller's agent
- Buyer's agent
- Broker's agent
- Broker's agent
- Dual agent
- Dual agent with designated sales agent

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

- Advance informed consent dual agency
- Advance informed consent to dual agency with designated sales agents

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

(I) (We) _____ acknowledge receipt of a copy of this disclosure

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

Jan Hozan

Date: _____

Date: _____

Property Condition Disclosure Statement

Name of Seller or Sellers: Lisa Hogan

Property Address: 4017 East Ave, Cazenovia, NY 13035

Road #11

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? 9 years

2. How long have you occupied the property? 9 years

3. What is the age of the structure or structures? 250 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? 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? *If Yes, please attach report(s)* Yes No Unkn NA
24. What is the type of roof/roof covering (slate, asphalt, other)? asphalt / cedar shingle
• Any known material defects? no
• How old is the roof? 1 year

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
at time of our purchase 2002

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

- If septic or cesspool, age? 25 years
- Date last pumped? 2007
- Frequency of pumping?
- Any known material defects? *If Yes, explain below* Yes No Unkn NA

29. Who is your electrical service provider? National Grid
• What is the amperage? circuit 200
• Does it have circuit breakers or fuses? circuit
• Private or public poles? public
• Any known material defects? *If yes, explain below* Yes No Unkn NA

30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? *If Yes, state locations and explain below* Yes No Unkn NA

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? 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 Casperia Central School District 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.

Please see attachment



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NOTICE TO BOTH BUYER AND SELLER:

Unless otherwise indicated in writing, square footage represented on the MLS is taken from public tax records and has not been independently verified by the seller or listing agent. Should Buyer desire independent verification of the actual square footage, it shall be Buyer's responsibility to hire an appraiser or other professional to measure the actual square footage of the premises.

Jessie Hoza

Buyer

Date

Buyer

Date

Jessie Hoza

Seller

Date

Seller

Date

The Pei Lin Team
6872 E. Genesee Street
Fayetteville, NY 13066
315-474-1899 1-866-662-9393 Fax
www.YourCNYHome.com



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".

Juan Hogan
SELLER NAME(S)

BUYER NAME(S)

Juan Hogan
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: Rebecca...

Broker/Manager: Juan + Nastri Phone: 701-6900

Company Name: Nastri Real Estate LLC dba Keller Williams Syracuse

Date of Signatures: / /