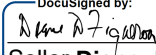
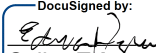
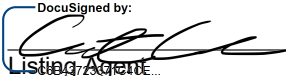




CARBON MONOXIDE AND SMOKE DETECTOR/ALARM DISCLOSURE

As this is a legally binding contract, it is recommended you consult an Attorney before signing.

1. Regulations require that a functioning carbon monoxide and smoke detector must be installed in every one- and two-family house, co-op or condo constructed or offered for sale.
2. At least one carbon monoxide alarm and smoke detector must be present in each dwelling unit.
3. A carbon monoxide detector must be located in the immediate vicinity of the bedrooms on the lowest floor. For example, if the bedrooms are all on the second floor then the detector must be placed on the second floor near the bedrooms.
4. The carbon monoxide alarms must have UL certification (this will most likely be stated on the packaging) and must be installed according to the manufacturer's instructions.
5. The carbon monoxide alarms may be hardwired to the dwelling, plugged into an outlet or battery operated.
6. If the carbon monoxide detector is part of a fire/burglar/carbon monoxide system or the alarms are monitored by a service, a distinctive alarm must be used to differentiate between the carbon monoxide alarm and the other system functions.
7. The carbon monoxide alarm must be maintained according to the manufacturer's instructions.
8. The alarms shall not be removed except for replacement, service or repair of the alarm.
9. Combination smoke/carbon monoxide detectors are allowed under new regulations if they meet the same criteria above.
10. The regulations DO APPLY for properties "For Sale By Owners".

		 <small>DocuSigned by:</small> Seller, Diane Figueroa	4/18/2024
Buyer	Date		Date
		 <small>DocuSigned by:</small> Seller, Edward Figueroa	4/18/2024
Buyer	Date		Date
		 <small>DocuSigned by:</small> Listing Agent, Caitlin Cucchiella	4/15/2024
Buyer's Agent	Date		Date



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS
SELLER /BUYER

Seller Name(s): Diane Figueroa, Edward Figueroa

Property Address: 399 Loch Muller Road, Olmstedville, NY 12857

Lead Warning Statement

Every Buyer 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 know lead-based paint hazards. A risk assessment of inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

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

 - b. Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing.
- b) Records and report available to the Seller (check (i) or (ii) below):
 - a. Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

 - b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgement (initial all that apply)

- c) _____ Buyer has received copies of all information listed above.
- d) _____ Buyer has received the pamphlet **Protect Your Family from Lead in Your Home.**
- e) Buyer has (check (i) or (ii) below):
 - a. _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
 - b. _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
- f) _____ Seller has not provided records or reports to Buyer.

Agent's Acknowledgment (initial)

- g) cc 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.

_____	_____	DocuSigned by: <u>Diane Figueroa</u>	4/18/2024
Buyer	Date	Seller <u>Diane Figueroa</u>	Date
_____	_____	<u>Edward Figueroa</u>	4/18/2024
Buyer	Date	Seller <u>Edward Figueroa</u>	Date
_____	_____	<u>Caitlin Cucchiella</u>	4/15/2024
Buyer Agent	Date	Listing Agent <u>Caitlin Cucchiella</u>	Date
		Core Real Estate Team	
		Listing Firm	