

New York State Alliance of MLS's - Lots, Land, Farm, Camps

Lots, Land, Farm & Seasonal/Camps --- For Member Use Only ® Denotes a Required Field

LOCATION INFORMATION

VRP Yes No List Price **\$ 935,000** County **Delaware** State **NY - New York** Street # Street Name **Schuman Rd**

Tax Map Number **112-1-22** Area **Roxury** OO - Other, Non NYS, Non McKean PA OT - Other, International PA - Pennsylvania

Town or City **Roxbury** Village Postal City **Roxbury** Zip Code **12474**

Square Footage # of Acres **297.30** Lot # **22** Unit #

Nearest Cross Street **Pleasant view dr** Square Footage Lot Frontage **2175** Lot Depth **7380** Lot Sq. Footage

Subdivision / Community Agent Appraiser Assessor Builder Other-See Remarks Plans Public Records Year Built Year Built Description Existing Existing Unknown New Build To Be Built Under Construction (60-90 Days)

School District Name **Roxbury** Lot Shape Circular Flag Irregular Pie Rectangular

High School Type of Sale Auction Bank Owned / REO Co-Op Estate HUD or Govt Owned Normal Relocation Short Sale Trust

Middle School On Waterfront Yes No Body of Water Bay Canal Cape Channel Falls Harbor

Elementary School Lake Pond Reservoir River / Stream / Creek Swamp

Pre Direction East North Northeast Northwest South Southeast Southwest West Post Direction East North Northeast Northwest South Southeast Southwest West

Street Type Avenue Parkway Lane Place Boulevard Point Circle Ridge Course Rise Court Road Cove Run Crescent Street Crest Terrace Crossing Trail Drive Turnpike Extension Highway Hollow Meadow

Body of Water Name Water Related Features Beach/Water Access Water View Boat Access Only Other-See Remarks Deeded Water Rights

Waterfront Footage Riparian Rights Yes No Island Yes No Island Name

LISTING OFFICE INFORMATION

Listing Agent ID **OD2587** Co-Listing Agent ID Lockbox Serial # Showing/Appt # **5188984660** Showing Instructions Choose up to 4 Call Agent to Register Call List Agent for Showing Instructions Call Owner/Tenant Contingent Upon Sale of Property Email List Agent HUD Master Key Key at Listing Office Lockbox - 24 hour Access Lockbox - Call First Lockbox - Must Make Appt Lockbox - Timed Access Lockbox - Vacant Online Showing Service Other - See Remarks Owner Occupied Tenant Occupied Text List Agent

Showing/Appt Description Agent Co-List Agent Appointment Service Office Other Remarks Owner

Seller's Attorney Name Owner 1 First Name **Barbara** Middle Initial Owner 1 Last Name **Schoolman** Owner 2 First Name **Ratnam** Middle Initial Owner 2 Last Name **Chitturi**

Seller's Attorney Email Owner Street Address **26 Johns Rd** Owner Town or City/ State **Setauket** Owner Zip **11733**

Property Exclusions Yes No List Date **07/03/2024** Expiration Date **01/30/2025** Listing Type Exclusive Agency Exclusive Right to Sell Limited Service MLS Entry Only Negotiation With Listing Broker Only Owner Directly

Broker Agent Compensation **0** Buyer Agent Compensation **0** Sub Agent Compensation **0** Special Conditions Apply Yes No

Compensation Comments - up to 255 Characters
 List Agency **2.5%** **May offer to cover a portion of buyers agency commission dependent on the offer terms**

Private Remarks - Confidential - For Member Use Only - Enter up to 1000 characters.

Initials

RESIDENCE INFORMATION CONT

Bedrooms 1st Floor/Level []	Bedrooms 2nd Floor/Level []	Bedrooms 3rd Floor/Level []	# Bedrooms Basement/Level []	
Full Baths 1st Floor/Level []	Full Baths 2nd Floor/Level []	Full Baths 3rd Floor/Level []	# Full Baths Basement/Level []	
Half Baths 1st Floor/Level []	Half Baths 2nd Floor/Level []	Half Baths 3rd Floor/Level []	# Half Baths Basement/Level []	
Total # Bedrooms []	Total # Baths []	Total # Half Baths []	# Beds for septic []	Total # Stories []

Kitchen Dining Description

- Choose up to 8
- 2nd Kitchen
 - Breakfast Bar
 - Breakfast Room
 - Country Kitchen
 - Dining L
 - Eat-In
 - Formal Dining Room
 - Granite Counter
 - Island
 - Kitchen/Family Room Combo
 - Living/Dining Combo
 - Other - See Remarks
 - Pantry
 - Quartz Counter
 - Solid Surface Counter
 - Walk-In Pantry

Basement Description

- Choose up to 3
- Crawl Space
 - Egress Window
 - Exterior Walkout
 - Exterior Walk-up/
Bulkhead Doors
 - Finished
 - Full
 - None
 - Partial
 - Partially Finished
 - Slab

Floor Description

- Choose up to 7
- Ceramic-Some
 - Hardwood-Some
 - Laminate-Some
 - Marble-Some
 - Other - See Remarks
 - Resilient-Some
 - Tile-Some
 - Vinyl-Some
 - Vinyl Luxury-Some
 - Wall To Wall Carpet-Some
 - Wood-Some

Attic Description

- Choose up to 3
- Crawl Space
 - Finished
 - Full
 - None
 - Partial
 - Partially Finished
 - Pull Down Stairs
 - Scuttle Access
 - Stair Access
 - Unfinished
 - Walk-in

Additional Rooms

- Choose up to 14
- 1st Floor Bedroom
 - 1st Floor Primary Bedroom
 - 1st Floor Primary Suite
 - Bar Room
 - Basement / Rec Room
 - Bonus Room
 - Den/Study
 - Family Room
 - Florida/Sun Room- Heated
 - Florida/Sun Room- Unheated
 - Foyer/Entry Hall
 - Garage Apartment
 - Great Room
 - Guest Suite
 - Gym
 - In-Law - see Remarks
 - In-Law Suite
 - Laundry-1st Floor
 - Laundry-2nd Floor
 - Laundry-Basement
 - Library
 - Living Room
 - Loft
 - Morning Room
 - Office
 - Other - See Remarks
 - Panic/Secure Room
 - Porch - Enclosed
 - Porch - Open
 - Porch - Screened
 - Possible Additional Bedroom
 - Primary Bedroom Bath
 - Roughed In Bath
 - Storage Room
 - Studio
 - Workshop

Additional Interior Features

- Choose up to 14
- Atrium Door
 - Attic Fan
 - Cathedral Ceiling
 - Cedar Closets
 - Ceiling Fan
 - Central Vacuum System
 - Circuit Breakers - Some
 - Copper Plumbing - Some
 - Drapes - Some
 - Dry Bar
 - Electrical Fuses - some
 - Freestanding/Window AC
 - Furnished
 - Furnished Partially
 - Hot Tub
 - Indoor Pool
 - Intercom
 - Leaded Glass - some
 - Natural Woodwork - some
 - Other - See Remarks
 - Pex Plumbing- Some
 - Radon Mitigation System
 - Sauna
 - Security System - Leased
 - Security System - Owned
 - Skylight
 - Sliding Glass Door
 - Stained Glass - Some
 - Sump Pump
 - Two Story Foyer
 - Water Purification System
 - Water Softener - Leased
 - Water Softener - Owned
 - Wet Bar
 - Whirlpool Tub

Additional Exterior Features

- Choose up to 10
- Awning
 - Balcony
 - Barbecue
 - Cable TV Available
 - Deck
 - Dock- see Remarks
 - Electric Pet Fence
 - Fully Fenced Yard
 - Garage Door Opener
 - High Speed Internet
 - Hot Tub
 - Lawn Sprinkler System
 - Other - See Remarks
 - Partially Fenced Yard
 - Patio
 - Permits Available
 - Playset / Swingset
 - Pool-Above Ground
 - Pool-In Ground
 - Pool-Neighborhood/
Community
 - Post -Type Gas Grill
 - Private Yard - see Remarks
 - Propane Tank - Leased
 - Propane Tank - Owned
 - Satellite Dish
 - Tennis Court
 - Thermal Windows - Some
 - TV Antenna
 - Vineyard
 - Windmill
 - Wood Screens/Storms-some

Kitchen Equipment/Appliances

- Choose up to 14
- Convection
 - Cooktop - Electric
 - Cooktop - Gas
 - Dishwasher
 - Disposal
 - Dryer
 - Dual Fuel Range
 - Freezer
 - Microwave
 - Negotiable
 - None
 - Oven - Double
 - Other - See Remarks
 - Oven/Range Built-In
 - Oven/Range Electric
 - Oven/Range Freestanding
 - Oven/Range Gas
 - Range Hood-Exhaust Fan
 - Refrigerator
 - Refrigerator-Built In
 - Surface Grill
 - Trash Compactor
 - Washer
 - Wine Chiller(s)

Accessibility

- Choose up to 14
- 32 Inch Doors - some
 - Accessible/ANSI - some
 - Adaptable Home - some
 - Bath - Removable Cabinets
 - Built to ANSI standards
 - Chairlift - see Remarks
 - Elevator - ANSI standard
 - Entry Level Bedroom
 - Handicap Doors - Some
 - Kitchen - Adj Cabinets
 - No Interior Steps
 - No Step Entry
 - No Step Laundry
 - No Step Shower
 - Ramp
 - Visual Alert System
 - Wheelchair Bathroom
 - Wheelchair Hall - 4 ft plus
 - Wheelchair Kitchen

Foundation Description

- Block
- Other - See Remarks
- Pier and Beam
- Poured
- Stone
- Wood

Emergency Backup

- Generator - Permanent
- Panel Connection For Generator
- Sump Pump - Battery Power
- Sump Pump - Water Power

ENERGY STAR® Qualified

- Appliances
- Cooling
- Heating
- Lighting
- Windows

Roof Description

- Choose up to 5
- Asphalt
 - Built-up / Tar
 - Composition
 - Flat
 - Metal
 - Other - See Remarks
 - Rubber Membrane
 - Sawtooth
 - Shingles
 - Skylight
 - Slate / Tile
 - Sloped

ENERGY Equipment

- Oil Tank-Above Ground
- Oil Tank-Below Ground
- Oil Tank-In Basement
- Propane Tank-Owned
- Propane Tank-Leased
- Solar-Owned
- Solar-Leased
- Wind Turbine-Owned
- Wind Turbine-Leased
- Other
- None

FIREPLACES

® # Artificial []	® # Gas []	® # Pellet []	® # Wood Burning []	® # Wood Stove []
® # Coal []	® # Other []	® # Freestanding []	® # Not Represented to Code []	Initials []

UTILITIES INFORMATION

Ⓡ Utilities on Site

- Choose up to 8
- Cable
- Electric
- Gas
- High Speed Internet
- None
- Other - See Remarks
- Sanitary Sewer
- Storm Sewer
- Telephone On Site
- Water

Ⓡ Water Supply

- Choose up to 3
- At Street
- Connection
- Lake / River
- None
- Other - See Remarks
- Public
- Spring
- Water Rights
- Well
- Well - Irrigation
- Well Over 100 Feet
- Well Required
- Well within 100 Feet

HVAC Type

- Choose up to 9
- AC Unit-Wall
- AC Unit-Window
- AC-Central
- AC Multi-Zone
- Baseboard
- Electronic Air Filter
- Forced Air
- Gravity
- Heat Gas on Gas Stove
- Heat Pump
- Heated Floors
- Hot Water
- Humidifier

- Multi-Zone
- Municipal Electric
- No Heat
- Other - See Remarks
- Programmable Thermostat
- Radiant
- REA
- Solar
- Space Heater
- Steam
- Stove
- Wall Furnace
- Wood Auxiliary Unit

Heating Fuel Description

- Choose up to 8
- 3 Phase
- Coal
- Electric
- Gas
- Geothermal
- Oil
- Other - See Remarks
- Propane
- Solar
- Wood

Ⓡ Utilities Available

- Choose up to 8
- Cable
- Electric
- Gas
- High Speed Internet
- None
- Other - See Remarks
- Sanitary Sewer
- Storm Sewer
- Telephone
- Water

Ⓡ Waste Disposal

- Choose up to 4
- Holding Tank
- None
- Other - See Remarks
- Public Storm Drain
- Septic
- Septic Approved
- Septic Existing
- Septic Required
- Septic Special
- Sewer Available
- Sewer Connected
- Sewer Existing
- Waste Over 100 Feet

Water Heater/Fuel

- Choose up to 4
- Electric
- Gas
- None
- Oil
- Other - See Remarks
- Propane
- Solar
- Tankless

Type of Well

- Drilled
- Driven Point
- Dug
- None
- Other
- Pipe to Lake / River
- Shared
- Shore Well
- Spring

Well Location

MISCELLANEOUS INFORMATION

Ⓡ Available Documents

- Choose up to 10
- Aerials
- Boundary Data
- Building Plan(s)
- Certificate Of Occupancy
- Data Sheet
- Deed
- Environmental Protection
- Equipment List
- Final Plan
- Lease/Sublease

- Liquor License
- Operating Statements
- Other - See Remarks
- Perc Test
- Preliminary Plans
- Site Plan
- Soil Data
- Survey
- Topographical Data

Additional Site Data

- Choose up to 7
- Agricultural District
- Conservation Dist-Open
- Crop Lease
- Data Sheet-Available
- Deed Restriction
- Easements
- Equipment Available
- Flood Plain
- Hunting Rights in Place

- Landlocked
- Livestock
- Livestock - None
- Livestock - Small
- Other - See Remarks
- Preservation District
- Special Tax District
- Tax Exempt
- Uncapped Nat Gas Well

Ⓡ Conditions/Terms

- Choose up to 7
- Must Build
- Other - See Remarks
- Owner Will Survey
- Sell As Entirety/Will Not Sell
- Subject To Lot Approval
- Sell Subject To Perc test

- Sell Subject To Zoning Change
- Will Build
- Will Consider Exchange
- Will Lease
- Will Subdivide

Ⓡ Development Status

- Choose up to 5
- Building Permits
- Cleared Land
- Crops Included
- Crops Planted
- Finished Lot(s)
- Other - See Remarks
- Plan Approved
- Preliminary Plan
- Raw Land
- Rough Grade
- Site Plan Recorded
- Site Planned

Ⓡ Possible Uses

- Choose up to 10
- 2nd Home Development
- Agriculture
- Commercial
- Duplex Development
- Horses
- Hotel/Motel
- Industrial
- Industrial Park
- Mobile Home

- Mobile Home Park
- Multi Unit Development
- Office Building
- Other - See Remarks
- Recreational
- Shopping Center
- Single Family Development
- Warehouse

Restrictions

- Choose up to 14
- Army Corp Of Engineers Approval
- Association
- Building
- Deed
- DOT Approval Required
- Easements
- Environmental Impact Study
- Flood Plain

- Health Dept Approval Required
- Municipality Approval Required
- Not Zoned
- Other - See Remarks
- Subdivision
- Waterfront
- Wetlands

Ⓡ Lot Information

- Choose up to 7
- Adjacent to State Land
- City or Village
- Commercial Zoning
- Corner Lot
- Elevation Survey Available
- In Adirondack Park
- Industrial
- No Road Access
- On Reservation

- Other-See Remarks
- Residential
- Rural
- Seasonal Road
- Secluded
- Subdivision
- Tillable

Seller Provides

- Choose up to 5
- Environmental Testing
- Lot Appraisal
- Other - See Remarks
- Perc Test
- Survey
- Well
- Well Test

Soil

- Choose up to 5
- Clay
- Gravel
- Loam
- Marsh
- Other - See Remarks
- Sand

Initials

MISCELLANEOUS INFORMATION, CONT.

Buildings/Structures

- Choose up to 5
2 Plus Unit
ADU
Arena
Auto Feed Mill
Barn - Pole
Barn - Wood
Barn- Hay
Barn-Calf
Barn-Dairy
Barn-Horse
Carriage House
Cattle Shed
Chicken House
Dairy
Garage
Gazebo
Greenhouse
Hog/Farrow House
Kennel
Machine Shed
None
Other - See Remarks
Outbuilding
Outhouse
Shed
Shed-Leased
Silo
Trailer
Underground
Storage Tank

Existing Farm Type

- Choose up to 4
Beef
Crop
Dairy
Hobby
Hog
Horse
Nursery
Other
Poultry
Sheep
Tree

Horse Stalls

Input field for horse stalls

Seller will Stake in Land

Yes/No checkboxes

Crop Acres

Input field for crop acres

Timber Acres

Input field for timber acres

Wooded Acres

Input field for wooded acres

Tillable Acres

Input field for tillable acres

Pasture Acres

Input field for pasture acres

GOM Rights Reserved

Yes/No checkboxes

Timber Rights Reserved

Yes/No checkboxes

FINANCIAL INFORMATION

Possible Financing

- Choose up to 7
Assumable
Assumable with Lender Approval
Cash
Cash Only
Commercial
Conventional
FHA
Land Contract
Lease Option
Other - See Remarks
Owner 1st
Owner 2nd
Private
Rehab Loan
USDA
USDA-FSA Loan
VA
Wrap

Tax Information

- Choose up to 3
Taxes include Special Assessments
Taxes include Special Tax Dist
To be subdivided, taxes based on larger parcel

1st Mortgage Balance

Input field for 1st mortgage balance

2nd Mortgage/Home Equity Balance

Input field for 2nd mortgage/home equity balance

Escrow Bank

Input field for escrow bank

Escrow Agent

Input field for escrow agent

Town/County Tax

Input field for town/county tax

City/Village Tax

Input field for city/village tax

School Tax

Input field for school tax

Assessed Value

Input field for assessed value

Annual Special Assessment

Input field for annual special assessment

Unit #

Input field for unit number

Lot Rent

Input field for lot rent

Mobile Home Serial #

Input field for mobile home serial number

Manufacturer

Input field for manufacturer

Manufacture Date

Input field for manufacture date

DISPLAY AND OCCUPANCY INFORMATION

Possession

- Choose up to 3
After Closing
At Closing
Before Closing
Immediate
Leases
Negotiable
Other - See Remarks
Tenants Rights

Internet

Yes/No checkboxes

Internet Street Address

Yes/No checkboxes

Third Party Commentary/Blog

Yes/No checkboxes

AVM

Yes/No checkboxes

Virtual Tour Link (Unbranded) - This field most often shown on websites.

Virtual Tour Link (Branded)

3-D Virtual Tour Link (Unbranded) Inside Home

Aerial Drone Video Link (Unbranded)

Ad Header - Enter your ad headline up to 25 characters. This will be pulled by your vendor for online or print advertising, if applicable.

Ad Copy - Enter your ad copy up to 255 characters. This will be pulled by your vendor for online or print advertising, if applicable.

MLS #

Owner(s) has verified the above information and warrants that it is accurate to the best of his/her knowledge. The Listing Agent assumes no responsibility to anyone for the accuracy of owner's information, except as otherwise provided by law.

Owner signature box for Barbara Schoolman, Ratnam Chitturi, and Listing Agent Susan Miller, including verification dates and times.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit <https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Susan Miller (print name of Real Estate Salesperson/
Broker) of Windstar Realty group (print name of Real Estate company, firm or brokerage)

(I)(We) Barbara Schoolman and Ratnam Chitturi

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Real Estate Consumer/Seller/Landlord Signature	<i>Barbara Schoolman</i>	dotloop verified 07/02/24 9:47 AM EDT RZVY-JHBW-IHDT-NWBH	Date: _____
	<i>Ratnam Chitturi</i>	dotloop verified 07/02/24 10:12 AM CDT TWWN-VERY-ID9Y-LJII	

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.



Division of Licensing Services

New York State
Department of State
Division of Licensing Services
 P.O. Box 22001
 Albany, NY 12201-2001
 Customer Service: (518) 474-4429
<https://dos.ny.gov>

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 interest. 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 cannot 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. A seller or buyer may provide advance informed consent to dual agency 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. 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

New York State Disclosure Form for Buyer and Seller

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 landlord or tenant. A designated sales agent cannot provide 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 provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Susan Miller of Windstar realty
(Print Name of Licensee) *(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 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) Barbara Schoolman and ratnam Chitturi acknowledge receipt of a copy of this disclosure form:

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

Barbara Schoolman dotloop verified
07/02/24 9:47 AM EDT
IMWG-XWH5-SX5R-JGGN

Ratnam Chitturi dotloop verified
07/02/24 10:12 AM CDT
J35H-M2MN-FZAY-JFDL

Date: _____

Date: _____

Agricultural District Disclosure Form and Notice

Subject property address: Schuman Rd, Roxbury

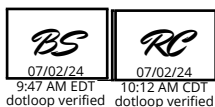
When any purchase and contract is presented for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district established pursuant to the provisions of Article 25-AA of the Agricultural and Markets Law, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under Article 25-AA of the Agricultural and Markets Law.

Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

Initial the following:



 The afore mentioned property **IS** located in an agricultural district.

 The afore mentioned property **IS NOT** located in an agricultural district.

I have received and read this disclosure notice.

Purchaser: _____ **Date:** _____

Purchaser: _____ **Date:** _____

Seller: Barbara Schoolman dotloop verified
07/02/24 9:47 AM EDT
0WAR-A08H-EMEY-V6OD _____ **Date:** _____

Seller: Ratnam Chitturi dotloop verified
07/02/24 10:12 AM CDT
32HW-ZRCY-1FAP-HNMM _____ **Date:** _____

Utility Electric Service Availability/Surcharge Disclosure

Subject Property Address: Schuman Rd, ROxbury

The above property **Does** **Does Not** have utility electric service available to it.

“This property is subject to an electric and/or gas utility surcharge”

The Type of Surcharge: _____

The Purpose of the Surcharge: _____

The Amount of the Surcharge: \$ _____

The Surcharge is Payable: Monthly Yearly Other _____

Purchaser: _____ **Date:** _____

Purchaser: _____ **Date:** _____

Seller:

<i>Barbara Schoolman</i>	dotloop verified 07/02/24 9:47 AM EDT RBBB-DEUB-BDJE-FRYZ
--------------------------	---

 _____ **Date:** _____

Seller:

<i>Ratnam Chitturi</i>	dotloop verified 07/02/24 10:12 AM CDT R8QL-SKGJ-CMHF-ICOJ
------------------------	---

 _____ **Date:** _____

This disclosure must be given to prospective purchasers or their agents prior to acceptance of a purchase offer. This disclosure is pursuant to Chapter 216 of the Laws of 1992. Effective 1/2/1994



OTSEGO-DELAWARE BOARD OF REALTORS, INC.
Multiple Listing Service

MLS# _____

THIS IS A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD
WE RECOMMEND CONSULTING AN ATTORNEY BEFORE SIGNING.

EXCLUSIVE RIGHT TO SELL CONTRACT

PROPERTY LOCATION Schuman Rd, Roxbury TAX MAP # 112.1-22

OWNER Chitturi India Foundation and Barbara Schoolman PHONE _____

OWNER'S ADDRESS 2 Marissa Ct, Burr Ridge, IL 60527 and 26 Johns Rd, Setauket NY 11733

LISTING AGENT Susan Miller AGENT ID # OD2587

BROKER Windstar Realty group BROKER ID WRG PHONE 5188984660

1. OWNERSHIP OF PROPERTY AND POWER TO SIGN CONTRACT I am the OWNER(S) of the Property at the above location. I have complete legal authority to sell, exchange or lease the above property.

2. HOME EQUITY THEFT PREVENTION ACT (REAL PROPERTY LAW SECTION 265) OWNER acknowledges and represents that: (A) OWNER is aware of the Home Equity Theft Prevention Act as it affects the sale of real property; (B) OWNER is not in default of any mortgage affecting the property by reason of there being payments due and unpaid for two months or more; (C) there are no actions pending against the property to foreclose a mortgage; and (D) the property is not shown on an active tax lien sale list. OWNER hereby covenants and agrees to immediately notify BROKER in writing of any change in circumstance that renders inaccurate any of the representations made above.

3. GRANT OF EXCLUSIVE RIGHT TO SELL/TERM OF LISTING

In consideration of Windstar Realty Group (hereinafter referred to as BROKER) submitting the above described property to the Otsego-Delaware Board of REALTORS, Inc. Multiple Listing Service (hereinafter referred to as ODMLS) and in further consideration of said BROKER undertaking to find a purchaser for the Property, the undersigned OWNER (the word OWNER refers to each and all parties who have an ownership interest in the Property) hereby grants to the BROKER the exclusive right to sell OWNER'S Property at the above location for \$ 935000 from July 3, 2024 until midnight on 12/31/2024. The OWNER hereby authorizes the BROKER to submit this listing to ODMLS within 24 hrs of signing by both parties and to make an offer of cooperation and compensation, as set forth in paragraph 13, 14, 15 and/or 16 below, to all participants in ODMLS and any other cooperating agent authorized under law to receive a commission with whom the BROKER deems it to be appropriate to cooperate within the OWNER'S best interest.

4. FAIR HOUSING The Property is listed and shall be made available to all persons in full compliance with local, state, and federal fair housing laws against discrimination on the basis of race, creed, color, religion, national origin, age, sex, sexual orientation, disability, familial status, marital status and military status and any other prohibited factors.

5. OWNER'S AUTHORIZATION AND OBLIGATION The OWNER:

- a) Authorizes the BROKER to make and use [x] exterior only/ [] exterior and interior photographs of said property,
b) Grants the BROKER exclusive "FOR SALE" and "SOLD" sign privilege on the Property, [X] Yes [] No.
c) Consents that the Property may be shown as per showing instructions,
d) Agrees to refer any and all inquiries concerning the Property to the BROKER,
e) Authorizes the use of a lockbox [] Yes [] No [x] Not Applicable, and
f) Authorizes the dissemination and marketing of the Property on the worldwide web [x] Yes [] No.

6. USE OF LISTING CONTENT; INTELLECTUAL PROPERTY LICENSE Unless OWNER delivers to BROKER a written certification, in a form acceptable to BROKER that OWNER does not desire the listing content to be disseminated by a multiple listing service, OWNER acknowledges and agrees that all photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information, and other copyrightable elements relating to the Property provided by OWNER to BROKER or BROKER'S agent (the "Owner Listing Content"), or otherwise obtained or produced by BROKER or BROKER'S agent in connection with this agreement (the "Broker Listing Content"), and any changes to the Seller Listing Content or the Broker Listing Content, may be filed with one or more multiple listing services, included in compilations of listings, and otherwise distributed, publicly displayed and reproduced. OWNER hereby grants to BROKER a non-exclusive, irrevocable, worldwide, royalty free license to use, sublicense through multiple tiers, publish, display, and reproduce the Owner Listing Content, to prepare derivative works of the Owner Listing Content, and to distribute the Owner Listing Content or any derivative works thereof. OWNER represents and warrants to BROKER that the Owner Listing Content, and the license granted to BROKER for the Owner Listing Content, does not violate or infringe upon the rights, including any copyright rights, of any person or entity. OWNER acknowledges and agrees that as between OWNER and BROKER, all Broker Listing Content is owned exclusively by the BROKER, and OWNER has no right, title or interest in or to any Broker Listing Content.

Initials: OWNER: [Signature] OWNER: [Signature]
07/02/24 10:12 AM CDT dotloop verified
07/02/24 9:47 AM EDT dotloop verified

MLS# _____

7. POSSESSION OF KEY TO PROPERTY The OWNER understands that providing the BROKER with a key and/or lockbox to the Property does not in any way make the BROKER the custodian of the Property or responsible therefore.

8. MARKETING ACTIVITY The OWNER grants to the BROKER full discretion to determine the appropriate marketing approach for the Property. BROKER will undertake to provide a ready, willing and able purchaser and in order to do so will engage in marketing activity which may include advertising, showing of the listed premises and/or the conducting of open houses.

9. BOARD AND MULTIPLE LISTING SERVICE NOT AGENTS The OWNER understands and agrees that the Otsego-Delaware Board of REALTORS, Inc. and ODMLS are not the OWNER'S agents and that none of the terms of this agreement shall make them the OWNER'S agents.

10. RENTAL OF PROPERTY Should the OWNER rent the Property during the term of this agreement, the OWNER hereby grants to the BROKER the exclusive right to rent the property, and the exclusive right to place a "FOR RENT" sign on the Property. In the event the OWNER rents the property during the term of this agreement, the OWNER agrees to pay the BROKER a rental commission of \$ n/a. Further more, if the lessee purchases the herein described real property during the term of the lease or any renewal or extension thereof, the OWNER agrees to pay the BROKER the selling commission as described in this contract.

11. RESTRAINT OF TRADE The OWNER acknowledges and understands that the Otsego-Delaware Board of REALTORS, Inc. or ODMLS does not engage in any agreement or activity which recommends, fixes, suggests, controls, or maintains any commissions or commission divisions related to the sale of listed property. Commissions or fees for real estate services to be provided herein are negotiable between OWNER and BROKER.

12. ONE COMMISSION In utilizing sub agency, broker agency and/or buyer agency as described below, OWNER will not be liable for more then one (1) commission totaling 2.5% of the gross selling price or \$ _____.

13. SUB AGENCY OWNER authorizes the BROKER to cooperate with and, as set forth below, compensate subagents. OWNER acknowledges that he/she could be liable for the misrepresentation(s), if any, of a subagent. In the event OWNER suffers a loss as a result of a misrepresentation of a subagent, OWNER may be entitled to bring legal action against such subagent for reimbursement of such loss. Yes No

14. BROKER AGENCY OWNER authorizes the BROKER to cooperate with and, as set forth below, compensate broker's agents. As a general rule, the broker's agents owe fiduciary duties to the BROKER and the OWNER. The OWNER is not vicariously liable for the conduct of a broker's agent. Yes No

15. BUYER AGENCY OWNER authorizes the BROKER to cooperate with and, as set forth below, compensate buyer's brokers. Buyer's brokers represent only the interest of the buyer. Yes No

16. AMOUNT OF BROKERAGE FEE

OWNER agrees that the brokerage fee will be 2.5 % of the gross selling price or \$ _____.

The commission offered by the BROKER to sub agents shall be 0 % of the gross selling price or \$ _____.

The commission offered by the BROKER to broker's agents shall be 0 % of the gross selling price or \$ _____.

The commission offered by the BROKER to buyer's agents shall be 0 % of the gross selling price or \$ _____.



17. BROKERAGE FEE: WHEN DUE AND PAYABLE OWNER agrees that the brokerage fee herein after set forth will be due and payable to the BROKER:

- a) if prior to expiration of this listing contract a purchaser for the Property, or an agreement to exchange the Property, is secured by the OWNER or by any other person at the sales price and terms contained in this contract or for any other sales price and terms acceptable to OWNER, or
- b) if within 30 days after the expiration of this agreement (the "protection period"), or any extension thereof, the Property is sold, leased or exchanged or agreed to be sold, leased or exchanged to anyone to whom the Property has been shown and/or with whom negotiations have been had during the term of this agreement, or any extensions thereof. However, OWNER shall not be obligated to pay such compensation, if a valid listing agreement is entered into with another licensed real estate BROKER during the protection period and a sale, lease or exchange of the property is made during the term of the protection period.

18. SUBSEQUENT PURCHASE OFFERS OWNER should consult an attorney regarding any subsequent offers because a binding contract for the Property may already exist and brokerage commission claims may be involved.

19. TERMINATION OWNER understands that if OWNER terminates the BROKER'S authority prior to the expiration of the term of this agreement, the BROKER shall retain all of its contract rights, which may include, and are not limited to, recovery of a commission, advertising expenses and any other damages incurred by reason of OWNERS early termination of this agreement.

20. PUBLICATION OF PROPERTY DATA OWNER agrees that the BROKER may provide the ODMLS with information about the Property. The selling price will be published to the ODMLS participants only upon final sale of the Property.

Initials: OWNER:  OWNER: 

07/02/24 10:12 AM CDT dotloop verified 07/02/24 9:47 AM EDT dotloop verified

MLS# _____

21. PROPERTY CONDITION DISCLOSURE. BROKER has advised me that it is my obligation to complete and deliver a Property Condition Disclosure Statement to a buyer or buyer's agent prior to the buyer signing a binding contract of sale and to update and deliver to the buyer a revised Property Condition Disclosure Statement in the event I acquire knowledge that renders materially inaccurate a Property Condition Disclosure Statement previously provided by me to the buyer.

To facilitate delivery of the Property Condition Disclosure Statement to a prospective buyer, I hereby authorize BROKER to submit a copy of any Property Condition Disclosure Statement provided by me to BROKER to the Otsego-Delaware Board of REALTORS, Inc. Multiple Listing Service. [] Yes [x] No

22. PRESENCE OF AUDIO/VIDEO RECORDING DEVICES Owners/Landlords/Property Managers are advised that it is in violation of NYS Penal Law to mechanically overhear a conversation by having any device (or devices) recording, streaming or otherwise documenting the conversation of an individual during real estate-related activities at the property (open houses, showings etc.) if you are not a party to that conversation. If such a device is present and will be operating at any time a potential Buyer/Tenant is viewing the property, the Seller/Landlord/Property Manager understands that the listing agent must disclose the presence of the device.

The property [] does [x] does not have a device that can mechanically overhear a conversation.

23. INFORMATION ABOUT THE PROPERTY All information about the property OWNER has given BROKER is accurate, complete, and not misleading. BROKER assumes no responsibility to OWNER or anyone else for the accuracy of such listing information. OWNER authorizes BROKER to obtain other information about the property if BROKER deems it beneficial to do so. BROKER will use sources of information BROKER believes to be reliable, but is not responsible to OWNER for the accuracy of the information the BROKER obtains. OWNER authorizes BROKER to disclose to prospective purchasers any information about the Property BROKER obtains from OWNER or any other source.

24. RENEWAL AND MODIFICATION OF CONTRACT OWNER may extend the term of this contract by signing a renewal agreement. If OWNER renews this contract, the BROKER will promptly notify the ODMLS of the renewal. All changes or modifications of the provisions of this contract must be made in writing signed by OWNER(S) and BROKER.

25. EXPLANATION OF TYPES OF LISTINGS AND ACKNOWLEDGEMENT OF EXPLANATIONS

- a) An "Exclusive Right to Sell" listing means that if you, the OWNER of the Property, find a buyer for your Property, or if another BROKER finds a buyer, you must pay the agreed commission to the present BROKER.
- b) An "Exclusive Agency" listing means that if you, the OWNER of the Property, find a buyer, you will not have to pay a commission to the BROKER. However, if another BROKER finds a buyer, you will owe a commission to both the selling BROKER and your present BROKER.

ACKNOWLEDGEMENT: OWNER hereby acknowledges the receipt of Explanation of Exclusive Right to Sell and Exclusive Agency types of listings.

Ratnam Chitturi dotloop verified
07/02/24 10:12 AM CDT
3JNU-EMB2-U65T-ASND

OWNER

Barbara Schoolman dotloop verified
07/02/24 9:47 AM EDT
FHDW-C7WW-DWLO-VCKV

OWNER

26. AT THE TIME OF CLOSING, YOU MAY BE REQUIRED TO DEPOSIT THE BROKER'S COMMISSION WITH THE COUNTY CLERK IN THE EVENT THAT YOU DO NOT PAY THE BROKER HIS OR HER COMMISSION AS SET FORTH HEREIN. YOUR OBLIGATION TO DEPOSIT THE BROKER'S COMMISSION WITH THE COUNTY CLERK MAY BE WAIVED BY THE BROKER.

27. ENTIRE AGREEMENT The OWNER has read and understands this agreement and does hereby acknowledge receipt of a copy thereof. This agreement shall be binding upon the parties hereto, their heirs and assigns. This agreement contains the entire agreement of the parties and supersedes all prior agreements or representations, oral or written, with respect to the Property which are not expressly set forth herein. This agreement may not be amended, modified or changed except in writing signed by both parties.

Windstar Realty Group

BROKER _____ Date _____

Ratnam Chitturi dotloop verified
07/02/24 10:12 AM CDT
0012-3BPT-ZWAA-5AKK

OWNER _____ Date _____

Susan Miller dotloop verified
07/02/24 9:39 AM EDT
LPQD-EF6A-EC6R-XVQS

LISTING AGENT _____ Date _____

Barbara Schoolman dotloop verified
07/02/24 9:47 AM EDT
HKBN-JY59-KFAY-36VF

OWNER _____ Date _____