


GLOBAL MLS, Inc.
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".

Purchaser/Tenant Date

 11/24/24

Seller/Landlord Date
Megan Mitchell

Purchaser/Tenant Date

Seller/ Landlord Date
 11/24/24

Seller's Agent/ Landlord's Agent Date
Theresa Studnicky

Purchaser's Agent/ Tenant's Agent Date

GLOBAL MLS, Inc.

DISCLOSURE TO SELLER REGARDING PROPERTY CONDITION DISCLOSURE STATEMENT

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

Seller: **Megan Mitchell**

Regarding property located at: **6159 State Route 28**

City: **Indian Lake** State: **NY** ZIP: **12842**

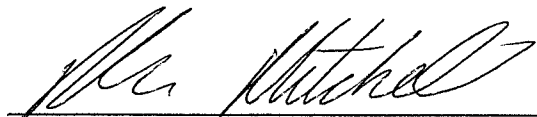
As the Seller of residential real property, you are required **by law** to complete and sign a Property Condition Disclosure Statement as prescribed by Real Property Law §462(2) and cause it, or a copy thereof, to be delivered to a Buyer or Buyer's agent prior to the signing by the Buyer of a binding contract of sale.

A copy of the Property Condition Disclosure Statement containing the signatures of both the Buyer and the Seller must be attached to the real estate purchase contract.

If you acquire knowledge which renders materially inaccurate a Property Condition Disclosure Statement previously provided, you must deliver a revised Property Condition Disclosure Statement to the Buyer as soon as practicable.

In no event, however, you will be required to provide a revised Property Condition Disclosure Statement after the transfer of title from you to the Buyer or after the Buyer has commenced occupancy of the property.

I have received and read this disclosure notice with a copy of the Property Condition Disclosure Statement.



Seller **Megan Mitchell**

11/24/24

Date

Seller

Date

GLOBAL MLS, Inc.

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

Seller Name(s): Megan Mitchell

Property Address: 6159 State Route 28, Indian Lake, NY 12842

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)  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


Seller Megan Mitchell

11/24/24
Date

Buyer Date


Seller
Listing Agent Theresa Studnicky

11/24/24
Date

Buyer Agent Date

Saratoga Select Properties LLC
Listing Firm