Authentisign ID: F9455949-2E76-F111-AC9C-000D3A1CFDCD

# KELLER WILLIAMS UPSTATE NY PROPERTIES
# DISCLOSURE REGARDING PROPERTY COMMONLY KNOWN AS:

## I UTILITY ELECTRIC SERVICE AVAILABILITY/SURCHARGE DISCLOSURE

This property __✘__ **DOES** have utility electric service available to it.

_____ **DOES NOT** have utility electric service available to it.

This property _____ **IS** subject to an electric, gas, and/or water utility surcharge.

__✘__ **IS NOT** subject to an electric, gas, and/or water utility surcharge.

This type of surcharge is _____

The purpose of this surcharge is _____

The amount of this surcharge is _____

The surcharge is payable: ☐Monthly ☐Yearly or Other Basis _____

*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*

## II AGRICULTURAL DISTRICT DISCLOSURE

This property _____ **IS OR MAY BE** located in an agricultural district.

__✘__ **IS NOT** located, partially or wholly, in an agricultural district.

*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.*

## III UNCAPPED NATURAL GAS WELL DISCLOSURE FORM & NOTICE

*As the seller of residential real property, you are required by law to disclose the existence of an UNCAPPED NATURAL GAS WELL on your property of which you have actual knowledge and to disclose such fact to any purchaser of your property prior to entering into a contract for the sale of such property.*

*Section 242(3) of the Real Property Law states as follows:*
*Any person, firm, company, partnership or corporation offering to sell real property on which uncapped natural gas wells are*

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*situated, and of which such person, firm, company, partnership or corporation has actual knowledge, shall inform any purchaser of the existence of these wells prior to entering into a contract for the sale/purchase of such property.*

__✘__ **I HAVE NO** actual knowledge of any uncapped natural gas well(s) on the aforementioned property.

_____ **I HAVE** actual knowledge of an uncapped natural gas well(s) on the aforementioned property.

## IV SELLER'S OIL AND GAS LEASE DISCLOSURES

*Oil and/or Gas leases are a valid objection to title. Seller makes the following representations with knowledge that the Buyer, Buyer's attorney, title insurance company and real estate agents are relying on the truth and accuracy of Seller's representations. Liability for such representations shall survive the closing and shall not merge with any deed.*

Seller(s) initials below confirm the appropriate representation for each statement:

__✘__ Seller **HAS NEVER** signed an Oil and/or Gas lease affecting this property.
_____ Seller **HAS** signed an Oil and/or Gas lease affecting this property.

__✘__ Seller **HAS NEVER** received any rent, bonus, payment, royalty, or other compensation for an Oil and/or Gas lease affecting this property.

_____ Seller **HAS** received any rent, bonus, payment, royalty, or other compensation for an Oil and/or Gas lease affecting this property.

__✘__ Seller **HAS NO** knowledge of an Oil and/or Gas lease (whether signed by Seller or predecessor in title) affecting this property.

_____ Seller **HAS** knowledge of an Oil and/or Gas lease (whether signed by Seller or predecessor in title) affecting this property.

## V STATE OF NEW YORK AFFIDAVIT OF COMPLIANCE OF CARBON MONOXIDE DETECTOR INSTALLATION

NY State law requires a Carbon Monoxide alarm be provided in all single, multiple family, condominium, and newly built dwellings offered for sale.

Placement:

- At least one per dwelling
- Place in the immediate vicinity of bedrooms on the lowest floor level
- Place in bedroom that has any fuel burning appliance or system in it
- At least one carbon monoxide alarm shall be provided on each floor level containing sleeping units.

Not required in any dwellings using no solid fuel appliances or systems including woodstoves, and no motor vehicle related occupancy is located in or attached to such dwelling.

__✘__ I currently have a Carbon Monoxide Detector in place.

_____ I will be installing a Carbon Monoxide Detector prior to Listing.

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**I have received and read this disclosure notice. I authorize my agent to provide a copy of this disclosure notice to any prospective purchaser.**

Seller: Grace Lappin Date: 07/02/2026

Seller: _____ Date: _____

Purchaser: _____ Date: _____

Purchaser: _____ Date: _____