

EXCLUSIVE RIGHT TO SELL – LISTING PACKAGE

- House Listing Form
- Agency Disclosure
- Lead Based Paint Disclosure
- Exclusive Right To Sell Agreement
- Commission Agreement
- MLS Purpose Letter
- Property Condition Disclosure Statement
- Property Disclosure Statement
- Lock Box Authorization
- Seller's Net Proceeds
- Seller's Discontinue to Show Form

4087 Edson Avenue
STE 1
Bronx, NY.
10466

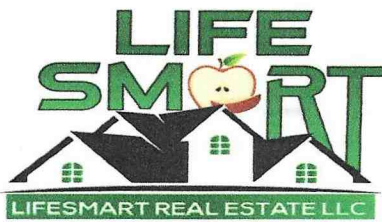
T: 718 913 8116
T: 914 792 8213

Pre Listing Prep

- 1. Get info of Property from GeoData .**
- 2. Prepare CMA of Property.**
- 3. Check for any violations, lis pendens, CFO (nyc.gov)**
- 4. Prepare Exclusive Package for potential client.**
- 5. Have pre listing questions ready for client.**
- 6. Arrive at least 15-20 min early to presentation.**
- 7. Dress for Success.**

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HOUSE LISTING FORM

Certificate Of Occ.						
Listing Price		Date Of Listing				
Listing Type		Date Of Expiration				
Property Add						
Cross Street						
Owner						
Owner's Add						
Owner's Home Tel:				Owner's Email:		
Key & Hrs						
Listing Realtor	Lifesmart Real Estate		Phone			
Listing Agent			Phone			
Construction		General Condition		Fence		
Lot Size		Driveway		Porch		
Bldg Size		Garage		Patio		
Taxes		Attchd/Dtchd/semi		Wiring		
Water & Sewer		Carpet		Heat Type		
Age		Stoves		Washer		
Basement		Refrig		Dryer		
Floor Layout	Apts/Rentals	Living / Dinner	Kitchen	Bath	#'s Bed	Other
Basement						
First Floor						
Second Floor						
Third Floor						
Fourth Floor						
Totals						
Notes:						

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<http://lifesmartrealty.com>



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.

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

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.

This form was provided to me by _____ (print name of licensee) of _____ (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 { } Seller(s):

Date: _____

Date: _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

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.

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 seller (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 or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's 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) _____ 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; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

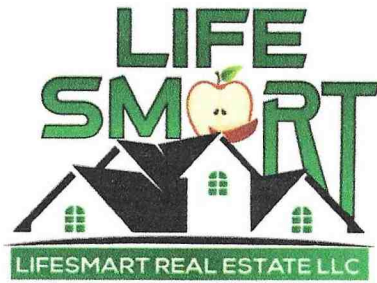
Agent's Acknowledgment (initial)

(f) _____ 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.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date



EXCLUSIVE RIGHT TO SELL AGREEMENT

This Agreement is effective as of ____ / ____ / ____, and confirms that _____ has appointed: _____ to act as an Agent for the sale of the property known _____.

In return for the Agent's agreement to use Agent's best efforts to sell the above mentioned property, the Owner (Owners) agree to grant the Agent the Exclusive right to sell this property under the following terms and conditions.

Period of Agreement

This agreement shall be effective from the above date and shall expire at midnight on ____ / ____ / ____.

Price at which Property will be Offered and Authority

The property will be offered for sale at a list price of \$_____, and shall be sold, subject to negotiation, at such price and upon such terms to which Owner(s) may agree. The word "Owner" refers to each and all parties who have ownership interest in the property and the undersigned represent(s) they are the sole and exclusive owner(s) and are fully authorized to enter into this agreement.

Commission to be paid to Agent

The Agent shall be entitled to and Owner(s) shall pay Agent one commission of _____ the selling price. Owner(s) hereby authorize Agent to make an offer of cooperation to any other licensed real estate Broker with whom Agent wishes to cooperate. Any commission due for a sale brought about by a sub-Agent (another broker who is authorized by Agent to assist in the sale of the Owner(s) property) shall be paid by the Agent from the commission received by the Agent pursuant to this Paragraph.

In the event that the Seller or any other person shall find a buyer for the Property during the Listing Period, then Lifesmart Real Estate shall be entitled to a Brokerage Commission.

Termination Owner(s) understand and agrees to pay the commission referral to in paragraph #4, If within six (6) months following the expiration of this Exclusive Right to Sell Listing Agreement, The Property is sold to a client to whom Lifesmart Real Estate, showed the Property then Lifesmart Real Estate shall be entitled to a Brokerage Commission. Owner(s) will not, however, be obligated to pay such commission if Owner (s) enters into a valid Exclusive Listing Agreement with another New York State licensed real estate broker after the expiration of this agreement.

EXPLANATION OF EXCLUSIVE RIGHT TO SELL: (As worded verbatim by the DOS)

An "exclusive right to sell" listing means that if you, the owner of the property find a buyer for your house, or if another broker finds a buyer, you must pay the agreed commission to the present broker.

ACCEPTED AND AGREED

OWNER (S)

_____, ____ / ____ / ____
(Signature) (Date)

_____, ____ / ____ / ____
(Signature) (Date)

Lifesmart Real Estate

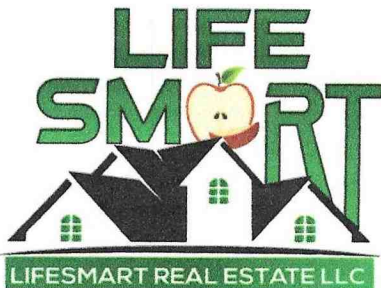
_____, ____ / ____ / ____
(Agent Signature)

_____, ____ / ____ / ____
(Broker Signature)

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COMMISSION AGREEMENT SELLER

Date: _____

Premises: _____
(Address)

Seller(s): _____

It is hereby agreed by and between the undersigned Seller(s) and Lifesmart Real Estate, a Real Estate Broker duly licensed by the State of New York (the "Broker"), that:

1. The Broker is the sole broker who brought about the above sale.
2. The Seller(s) agree to pay the sum of _____ () % to the Broker as a Broker's Fee
3. The Broker's fee shall be deemed earned and payable when title passes, Except that the Broker's fee will automatically become due upon the willful default of the Seller(s)
4. In the event that title dos not pass and the contract payment or part thereof is retained by the seller(s), then the Broker shall be entitles to lessor of fifty (50%) of the amount so retained or ___percent () of the sale price.

ACCEPTED AND AGREED:

SELLER(S)

LIFESMART REAL ESTATE

(Signature) (Date)

(Agent Signature) (Date)

(Signature) (Date)

(Agent Signature) (Date)

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Property Condition Disclosure Statement

Name of Seller or Sellers: _____

Property Address: _____

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:

- Answer all questions based upon your actual knowledge.
- Attach additional pages with your signature if additional space is required.
- Complete this form yourself.
- 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?

2. How long have you occupied the property?

3. What is the age of the structure or structures?

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)? _____
- Any known material defects? _____
 - How old is the roof? _____

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

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

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

29. Who is your electrical service provider? _____

- What is the amperage? _____
- Does it have circuit breakers or fuses? _____
- Private or public poles? _____
- 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 _____ "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.

Property Condition Disclosure Statement

Seller's Certification:

Seller certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

Seller's Signature

X _____

Date _____

Seller's Signature

X _____

Date _____

Buyer's Acknowledgment:

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller or seller's agent and is not a substitute for any home, pest, radon or other inspections or testing of the property or inspection of the public records.

Buyer's Signature

X _____

Date _____

Buyer's Signature

X _____

Date _____

Property Condition Disclosure - Agent's Affirmation

As the seller of residential real property, you are entitled 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 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, will you 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. If you fail to deliver a Property Condition Disclosure Statement to the buyer prior to the buyer signing a binding contract of sale, the buyer will be entitled to a credit in the amount of \$500.00 against the purchase price of the property upon the transfer of title.

I have received and read this disclosure notice.

Dated: _____ Seller: _____

Dated: _____ Seller: _____

As the buyer of residential real property, you are entitled by law to receive from the seller a signed Property Condition Disclosure Statement as prescribed by Real Property Law §462(2) prior to your signing of a binding contract of sale. A copy of the Property Condition Disclosure Statement containing the signatures of both the buyer and seller must be attached to the real estate purchase contract. You are also entitled to receive a revised Property Condition Disclosure Statement as soon as practicable in the event that the seller acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement previously provided to you. You will not be entitled to receive a revised Property Condition Disclosure Statement after the transfer of title from the seller to you or after you have commenced occupancy of the property. In the event the seller fails to deliver a Property Condition Disclosure Statement to you prior to your signing a binding contract of sale, you are entitled to receive a credit in the amount of \$500.00 against the purchase price of the property upon the transfer of title.

I have received and read this disclosure notice.

Dated: _____ Buyer: _____

Dated: _____ Buyer: _____

HUDSON GATEWAY MULTIPLE LISTING SERVICE, INC.

Lock Box Authorization Addendum

The undersigned (Seller) having entered into a listing agreement with _____
("Broker" or "Listing Broker")

dated _____ pertaining to the sale of _____
(Premises)
hereby authorizes Broker to use a lock box.

Seller acknowledges:

1. A lock box is designated as a repository of a key to the above premises, permitting access to the interior of the premises by Participants of the Hudson Gateway Multiple Listing Service (HGMLS), and their authorized licensees.
2. Broker advises and requests Seller safeguard or remove valuables now located within said premises.
3. It is not a requirement of HGMLS or Broker that a Seller allow use of a lock box.
4. Where a tenant/lessee occupies the property, the tenant's/lessee's consent is required.

Seller further acknowledges that neither the Listing Broker, any subagent of the Listing Broker, or any other cooperating broker, any Board of REALTORS®, or the HGMLS is an insurer against the loss of Sellers' personal property; Seller is advised to verify the existence of, or obtain personal property insurance through Sellers' insurance agent.

Receipt of a copy is hereby acknowledged:

Date : _____ Date: _____

Seller: _____ Broker: _____
Name (Type/Print) Name (Type/Print)

By: _____ By: _____
Signature Signature

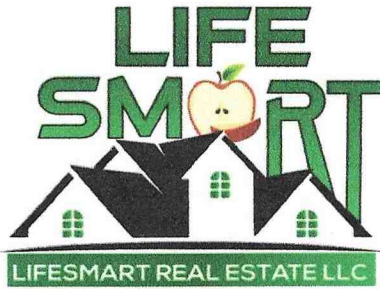
Seller: _____
Name (Type/Print)

By: _____
Signature

Tenant: The Tenant and Broker have discussed the safeguarding and insuring during the listing period, of personal property and valuables located within said premises. The undersigned approves the above provisions and authorizes placement of a lock box on the premises.

Receipt of a copy is hereby acknowledged:

Date: _____ Tenant: _____
Name (Type/Print) Signature



ESTIMATED SELLER'S NET PROCEEDS

SELLER'S NAME: _____

PROPERTY ADDRESS: _____

SELLING PRICE: \$ _____

LESS ESTIMATED CLOSING COST (PAID AT CLOSING)

- 1. TRANSFER TAX.....
REAL ESTATE PROPERTY TRANSFER TAX PAID TO
NYC @ 1% OF THE SALE PRICE..... \$ _____
- 2. DOCUMENTARY STAMP TAX.....
PAID TO NYS @ \$4.00 PER \$1000.00 OF SALE PRICE..... \$ _____
- 3. SELLER'S ATTORNEY FEE..... \$ _____
- 4. BROKERAGE FEE (6%)..... \$ _____
- 5. MORTGAGE BALANCE (APPROXIMATE)..... \$ _____
- 6. MORTGAGE SATISFACTION FEE IF ANY..... \$ _____
- 7. PREPAYMENT OF MORTGAGE FEE..... \$ _____
- 8. OTHER..... \$ _____
- 9. TOTAL ESTIMATED CLOSING COST..... \$ _____
- 10. SUB-TOTAL..... \$ _____
- 11. RETURN OF ESCROW (IF ANY)..... \$ _____
- 12. GRAND TOTAL - NET WALK AWAY..... \$ _____

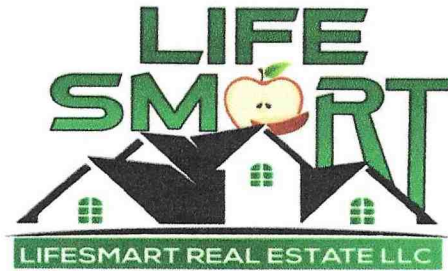
THIS ESTIMATE HAS BEEN PREPARED TO ASSIST YOU THE SELLER, IN COMPUTING YOU'RE CLOSING COST. BECAUSE ABOVE AMOUNTS MAY VARY, THESE FIGURES CANNOT BE GUARANTEED BY THE BROKER OR HIS REPRESENTATIVE.

AGENT: _____

SELLER: _____

4087 Edson Avenue
STE 1
Bronx, NY.
10466.

T: 718 913 8116
T: 914 792 8213



THE PURPOSE OF MULTIPLE LISTING

Multiple listing is meant to provide a means for REALTORS to give maximum service to the buying and selling public. The multiple listing service is not itself a selling organization but instead, endeavors to make real estate more readily marketable by establishing a centralized source of market data as well as by facilitating a unilateral appointment by the listing participant of a network of cooperating brokers representing buyers of the owners of property listed.

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<http://lifsmartrealty.com>



**PHASE 2
COVID-19 DISCLOSURE**

**CO-BRANDING
AREA**

On January 30, 2020, the World Health Organization (WHO) designated the novel coronavirus, COVID-19, outbreak as a Public Health Emergency of International Concern. On January 31, 2020, the United States Health and Human Services (HHS) Secretary declared a public health emergency for the entire United States and on March 7, 2020, Governor Andrew Cuomo declared a State disaster emergency for the entire State of New York (the "Emergency").

Empire State Development (ESD) has determined that real estate services, including appraisals, inspections and other services necessary to complete a transfer of real property; may be conducted in-person for those regions that have entered Phase 2 of the reopening so long as required health and safety precautions set forth in the Interim Guidance Document published by ESD and the Department of Health are followed. It may become necessary for a real estate licensee, inspector, appraiser, buyer, tenant or other third party to access the Property. Such access raises the potential for liability resulting from exposure to COVID-19. By agreeing to permit such parties to enter the Property or by agreeing to enter the Property, all parties acknowledge there is an assumption of exposure to COVID-19 and any and all consequences and/or injury which may result from such exposure, including but not limited to, physical and/or psychological injury, pain, suffering, illness, temporary or permanent disability, death or economic loss. This disclosure will help you to make informed choices about access to the Property during the Emergency.

The undersigned hereby acknowledge receipt of this COVID-19 Disclosure Statement.

Seller/Buyer/Landlord/Tenant Date Print name

Seller/Buyer/Landlord/Tenant Date Print name

This form was provided by _____
Print Name of Licensee

of _____ a licensed real estate broker.
Print Name of Company, Firm or Brokerage



New York State Housing 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 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 _____ (print name of Real Estate Salesperson/
Broker) of _____ (print name of Real Estate company, firm or brokerage)

(I)(We) _____

(Real Estate Consumer/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Real Estate Consumer/Seller/Landlord Signature _____ Date: _____

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