

## 511 Warren St, Hudson, NY 12534

**\$1,600,000**

**ML#:** 150364

**Type:** Commercial

**Approx Fin SqFt:** 5404

**Lot - Sq Ft (approx):** 3049

**Lot - Acres (approx):** 0.0700

Remarks - An Exceptional 3 Story Multi-Unit Property in the Heart of Hudson on Warren Street! The property features a 1st floor large open commercial space with approximately 2,700 sq ft., a duplex apartment with approximately 5,400 sq ft, and a rooftop terrace for lounging and entertaining. The building - both exterior and interior - has been beautifully appointed and impeccably maintained. There are separate entrances and utilities for the commercial unit and apartment. The entrances are covered and recessed from Warren Street. The 1st floor features 2,700 sq ft, a bathroom, and access to the full basement. The 2nd floor features a remodeled kitchen with a pantry, a remodeled bath, a bedroom suite with a sitting room and a walk-in closet, a formal dining room, a living room, a common hall, and access to the roof terrace. The 3rd floor features a center hall with a refreshment station, a remodeled bath, and 3 bedrooms. The apartment has been furnished, decorated, and accessorized by A Collector's Eye Gallery. It's an Amazing Property & Setting on Warren Street in Hudson, NY! View our 3 virtual tours of the building and 3D sky tour of the property and area.

View Virtual Tour and more details at:

<https://show.tours/511warrenst>



**Ted Banta III**

**RVW Select Properties**


**Phone:** Primary:518-627-6290 Secondary:518-466-1219

**Email:** tedbanta3@yahoo.com

# Public Detail Report

Listings as of 10/16/23 at 10:05am

Page 1

<b>Active 10/14/23</b>		<b>Listing # 150364</b>	<b>511 Warren St, Hudson, NY 12534</b>	<b>Listing Price: \$1,600,000</b>	
		<b>County: Columbia</b>			
	<b>Property Type</b>	Commercial	<b>Property Subtype</b>	Commercial	
	<b>Town (Taxable)</b>	Hudson			
	<b>Year Built</b>	1850	<b>Sq Ft (approx)</b>	5404	
	<b>Tax Map ID</b>	110.53-3-1	<b>Lot Sq Ft (approx)</b>	3049	
	<b>DOM</b>	2	<b>Lot Acres (approx)</b>	0.0700	

**School District** Hudson

**Directions** On Warren St, #511.

**Marketing Remarks** An Exceptional 3 Story Multi-Unit Property in the Heart of Hudson on Warren Street! The property features a 1st floor large open commercial space with approximately 2,700 sq ft., a duplex apartment with approximately 5,400 sq ft, and a rooftop terrace for lounging and entertaining. The building - both exterior and interior - has been beautifully appointed and impeccably maintained. There are separate entrances and utilities for the commercial unit and apartment. The entrances are covered and recessed from Warren Street. The 1st floor features 2,700 sq ft, a bathroom, and access to the full basement. The 2nd floor features a remodeled kitchen with a pantry, a remodeled bath, a bedroom suite with a sitting room and a walk-in closet, a formal dining room, a living room, a common hall, and access to the roof terrace. The 3rd floor features a center hall with a refreshment station, a remodeled bath, and 3 bedrooms. The apartment has been furnished, decorated, and accessorized by A Collector's Eye

<b>Internet Access</b>	Wired Broadband (Cable, DSL, Fiber Optic)	<b>Special Conditions</b>	None/Unknown
<b>General Information</b>			
<b>911 Address</b>	511 Warren St, Hudson, NY 12534	<b>Zoning</b>	481 - Att row bldg
<b>Lot Size</b>	.07 acres	<b>Sign on Property</b>	No
<b>Property Features</b>			
<b>Paved Street</b>	Yes	<b>Flood Zone</b>	No
<b># of Units</b>	2 (2nd & 3rd floors are currently 1 unit.)	<b># of Levels</b>	3.00
<b>Construction</b>	Frame	<b>Roof</b>	Rubber (Hypalon Rubber Roof)
<b>Windows</b>	Double Hung, Screens, Storm	<b>Foundation</b>	Block, Brick/Mortar, Stone
<b>Parking</b>	Street parking	<b>Restrooms</b>	2.50
<b>Green Features</b>	No	<b>Driveway</b>	No
<b>Public Records</b>			
<b>School Tax</b>	\$9565.57	<b>Town Tax</b>	\$9081.00
<b>Total Tax</b>	18647	<b>Assessment</b>	\$750000
<b>Assessors FulMrktVal</b>	\$961538.00	<b>Tax Exemptions</b>	No
<b>Utilities</b>			
<b>Water</b>	Municipal	<b>Sewer</b>	Municipal
<b>Heat Type</b>	Forced, Hot Air, Hot Water (2 Hot Water & 1 Forced Air)	<b>Electric</b>	100 Amps (1 - 100 amp service), 200 Amps (2 - 200 amp services)
<b>Water Heater</b>	Gas	<b>Air Conditioning</b>	No (6 AC Window Units)

**Presented By: Ted Banta III**



Primary 518-627-6290  
Secondary 518-466-1219  
Other

E-mail: tedbanta3@yahoo.com

Web Page: <https://rvwselectproperties.com/>

**RVW Select Properties**

1169 State Route 23  
Catskill, NY 12414  
518-943-5303

Fax : 518-943-5306

**See our listings on the Internet:**

**<https://rvwselectproperties.com/>**

October 2023

Featured properties may not be listed by the office/agent presenting this brochure.  
Information not guaranteed.

Any offers of compensation are made only to participants of the MLS where the listing is filed.



HUDSON CITY SCHOOL DISTRICT 2023-2024 SCHOOL TAX BILL

BILL NO: 000415

\* For Fiscal Year 07/01/2023-06/30/2024

\* Warrant Date 7/7/23

Sequence No 000415  
Page No 01 of 01

**MAKE CHECKS PAYABLE TO:**

HUDSON CITY SCHOOL DISTRICT  
c/o THE BANK OF GREENE COUNTY  
PO BOX 470  
CATSKILL NY 12414

**TO PAY IN PERSON:**

THE BANK OF GREENE COUNTY  
160 FAIRVIEW AVE GREENPORT  
21 NORTH 7TH ST HUDSON

**PROPERTY ADDRESS & LEGAL DESCRIPTION**

SWIS: 100600 S/B/L 110.53-3-1

ADDRESS: 511 Warren St

TOWN OF: HUDSON

SCHOOL: Hudson

CLASS: 481 Row bldg att

ROLL SEC: 1

DIMENSIONS: Acres-0.07

Total School Budget: 54,509,530

Estimated State Aid: 26,333,754

NYS Tax & Finance School District Code: 289

100600 110.53-3-1

Cnd Properties,LLC  
136 East Camp Rd  
Germantown, NY 12526

BILL NO:  
000415

**PAID #1**  
Check # 1446  
Date 8/4/23

**PROPERTY TAX PAYER'S BILL OF RIGHTS**

The assessor estimates the FULL MARKET VALUE of this property as of July 1, 2022 was:  
The Total Assessed Value of this property is:  
The Uniform Percentage of Value used to establish assessments in your municipality was:

961,538  
750,000  
78.00%

\*\*\*Apply for Third Party Notification by Saturday, June 1, 2024\*\*\*

If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the booklet "What To Do If You Disagree With Your Assessment". Please note that the period for filing complaints on the above assessment has passed.

Exemption	Purpose	Value	Full Value	Exemption	Purpose	Value	Full Value
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**PROPERTY TAXES**

Taxing Purpose	Total Tax Levy	% Change From Prior Year	Taxable Assessed Value or Units (Before Accounting for STAR)	Rates per \$1000 or per Unit	Tax Amount
School Tax	24,958,851	0.00	750,000	12.754089	9,565.57

Your tax savings this year resulting from the New York State School Tax Relief (STAR) Program is: **\$0.00**  
Note: This year's STAR exemption benefit cannot exceed last year's benefit.

GO TO HUDSONCSD.ORG TO PAY WITH CREDIT CARD.  
IF YOU HAVE AN ESCROW ACCOUNT AND HAVE RECEIVED A BILL PLEASE CONTACT YOUR BANK.

**TOTAL TAXES DUE 9,565.57**  
If paid by: 8/15/23  
(Total taxes have been reduced by STAR Savings)

		PENALTY%	AMOUNT	TOTAL DUE
Installment One Due	08/15/23	0.00	0.00	4,782.79
if paid by	09/15/23	1.00	47.83	4,830.62
if paid by	10/16/23	2.00	95.66	4,878.45
if paid by	10/31/23	3.00	143.48	4,926.27
Installment Two Due	10/16/23	0.00	0.00	4,782.78
if paid by	10/31/23	1.00	47.83	4,830.61

**#1 PAID**  
**1446**

2023-2024 SCHOOL TAX BILL  
Receiver's - Installment Two

Cnd Properties,LLC  
136 East Camp Rd  
Germantown, NY 12526

Payment Received By:  
Check:  
Cash:  
Date:

Bill No. 000415

100600 110.53-3-1

Bank Code:

Town of: HUDSON

School: Hudson

Property address: 511 Warren St

		PENALTY%	AMOUNT	TOTAL DUE
Installment Two Due	10/16/23	0.00	0.00	4,782.78
if paid by	10/31/23	1.00	47.83	4,830.61

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT.  
IF A RECEIPT IS NEEDED, RETURN ENTIRE BILL AND CHECK THIS BOX [ ].



MAKE CHECKS PAYABLE TO: CITY TREASURER

CITY TREASURER  
520 Warren Street  
Hudson, NY 12534  
(518) 828-0212  
(518) 828-3579 FAX

TO PAY IN PERSON  
Bank of Greene County  
Hudson - Proprietors Hall  
Greenport - Fairview Plaza

TO PAY ONLINE WITH CREDIT CARD  
Go to city website: [www.cityofhudson.org](http://www.cityofhudson.org)  
Select "View and Pay Taxes"

BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
0001666	1682	1 OF 1	1	7810
FISCAL YEAR		WARRANT DATED	BANK CODE	SWIS CODE
01/01/2023 - 12/31/2023		01/01/2023		100600
ESTIMATED STATE AID			SEE REVERSE SIDE FOR MORE INFORMATION	
CITY	1,456,991			
FOR YOUR INFORMATION				

7810  
CND PROPERTIES, LLC  
136 EAST CAMP RD  
GERMANTOWN NY 12526

PROPERTY DESCRIPTION & LOCATION		ExemptionTaxValueFull Value				ExemptionTaxValueFull Value			
TAX MAP NO.	100600 110.53-3-1								
LOCATION	511 WARREN ST								
DIMENSIONS	FR: D: A: .07								
SCHOOL DIST	HUDSON SCHOOL	THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT:				882,353			
PROPERTY CLASS	ROW BUILDING	THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENT IS:				85.00%			
		THE ASSESSED VALUE OF THIS PROPERTY IS:				750,000			
LEVY DESCRIPTION		TOTAL TAX LEVY		PERCENT OF CHANGE FROM PRIOR YEAR	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER \$1,000	TAX AMOUNT		
CITY TAX		5,452,273		0.04	750,000	7.419004	5,564.25		
COUNTY TAX		3,438,549			750,000	4.690264	3,517.70		
						TOTAL TAX	9,081.95		

2023-01	DUE BY	PAID	07/31/2023
1666	CITY & COUNTY AMOUNT		3,149.91
	INTEREST		
	TOTAL AMOUNT DUE	JUL 28 2023	3,149.91

3RD INSTALLMENT  
CITY OF HUDSON

CK #

2023-01  
1666

2023-01	DUE BY	09/15/2023
1666	CITY	1,391.06
	INTEREST	
	TOTAL AMOUNT DUE	1,391.06

4TH INSTALLMENT

2023-01  
1666

2023-01	DUE BY	PAID	01/31/2023
1666	CITY & COUNTY AMOUNT	JAN 27 2023	3,149.92
	INTEREST		
	TOTAL AMOUNT DUE		3,149.92

1ST INSTALLMENT

CK # 1435

2023-01  
1666

PAID  
Check # 1440

2023-01	DUE BY	04/15/2023
1666	CITY	1,391.06
	INTEREST	
	TOTAL AMOUNT DUE	1,391.06

2ND INSTALLMENT

CK # 1440

✓





## HUDSON CITY SCHOOL DISTRICT Columbia County

**PAY TO:** Hudson City School District, % the Bank of  
Greene County, PO Box 478 Catskill, NY 12414 (518) 828

Property and summary tax balance information for the selected parcel is shown to the right. Exemptions are displayed as well if they exist for the property.

You can view or hide tax bill detail and any payments by clicking the bar near the bottom of the page.

If the property appears in other tax years, you can quickly view the tax history for the property. Just select a tax year from the drop-down list at the top of the page.

To request a signed Tax Certification, click the "Request Signed Certificate" button at the bottom of the page.

[Re-select from your matching property list](#)

**For Tax Year:** 2023 School Tax (2023-2024) ▼

Last Updated: 10/14/23 07:12 am

<b>Owner:</b>	<b>Tax Map #</b> 110.53-3-1
<b>Cnd Properties,LLC</b>	<b>Tax Bill #</b> 000415
<b>136 East Camp Rd</b>	<b>Bank Code:</b>
<b>Germantown, NY 12526</b>	<b>School Code:</b> 100600
	<b>Property Class:</b> 481 <b>Tax Roll:</b> 1
<b>Location:</b> 511 Warren St	<b>Acreage:</b> .07
<b>SWIS:</b> 100600 HUDSON	<b>Frontage:</b> <b>Liber:</b> 662
	<b>Depth:</b> <b>Page:</b> 2489

<b>Full Value:</b>	961,538
<b>Assessment:</b>	750,000
<b>STAR Savings:</b>	0.00
<b>Tax Amount:</b>	<b>9,565.57</b>
<b>Tax Paid:</b>	4,782.79
<b>Balance:</b>	<b>4,782.78</b>

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	24,958,851	750,000	12.754089	9,565.57

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
08/04/23	Cnd Properties,LLC	0804-00008	4,782.79	

**Tax Balance does not include any accrued Late Fees**

**Payments shown may not include  
payments made directly to the County**

[Pay Balance](#)

[Payment Schedule](#)

[Tax Certification](#)

[Request Certification](#)

# **A Collector's Eye LLC.**

## **Tenant requirements for lease negotiations.**

- One year lease for the first floor and basement with a guaranteed option to renew for one year at Tenant's first refusal with a 60-day review period.
- Lease amount to be at the current market rate for the first year with a maximum of 4% increase for the optional second year.
- Exclusive use of the first floor including window displays and sign bracket.
- Shared use of the covered entry for landlord's access to the apartment.
- Selective use of the entry door to access the display window.
- Exclusive use of the basement.
- Selective access to the basement by the landlord for inspections and repairs with adequate notice to ACE.
- Exclusive use of the rear entry and pad for deliveries and mechanical equipment.

## **Tenant responsibility:**

- Maintenance and repair of first floor furnace, air conditioning and hot water equipment and systems including annual inspections.
- Maintenance and repair of the building alarm system including the inspections.
- ACE will be responsible for 80% of the annual costs for the alarm system monitoring and maintenance fees for the duration of the lease.
- Maintenance and repair of the first floor and basement lighting fixtures including the exterior vestibule lights and rear door light.
- Payment for first floor and basement utilities and services such as gas, electric, telephone, internet, point of sale and security.
- ACE will be responsible for 20% of the annual City water tax for the duration of the lease.

## **Landlord responsibility:**

- Clear the sidewalk of snow and/or ice from edge to edge of the building façade and from vestibule to curb as per city ordinance.
- Clear the sidewalk and vestibule of leaves and debris during the fall season.
- Clean and repair any graffiti from the building façade in a timely manner.

## AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 511 Warren St, Hudson, NY 12534

When any purchase and sale 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 be 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 Agriculture 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 aforementioned property IS located in an agricultural district.

                     The aforementioned property IS NOT located in an agricultural district.

**\*TBD as most of Columbia County is in an Ag District**

I have received and read this disclosure notice.

 7/20/23

Seller

Date

Purchaser

Date

Seller

Date

Purchaser

Date



# 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  
www.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 consistent 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 Theodore Banta III & Konrad Roman of RVW Select Properties  
(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) ChD Properties, LLC acknowledge receipt of a copy of this disclosure form:

Signature of ☐ Buyer(s) and/or ☒ Seller(s):

\_\_\_\_\_  
\_\_\_\_\_



\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Date: 7/20/23

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT  
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 (initial)**

                     [a] Presence of lead-based paint and/or lead-based paint hazards (check one below):

                     Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_

                     ☒ 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 one below):

                     Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below): \_\_\_\_\_

                     ☒ 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 one below):

                     Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

                     Waived the opportunity to conduct a risk assessment or inspections for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

TSB3&KR [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

Seller

Date

Purchaser

Purchaser

Date

Theodore Banta III & Konrad Roman

Agent

Agent

Date





## Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
(518) 474-4429  
[www.dos.ny.gov](http://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](http://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](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](http://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 Theodore Banta III & Konrad Roman (print name of Real Estate Salesperson/  
Broker) of RVW Select Properties (print name of Real Estate company, firm or brokerage)

(I)(We) CND Properties, LLC

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

Buyer/Tenant/Seller/Landlord Signature  Date: 7/20/23

Buyer/Tenant/Seller/Landlord Signature \_\_\_\_\_ Date: \_\_\_\_\_

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





## AUDIO RECORDING DEVICE DISCLOSURE FORM

RVW Select Properties

PROPERTY ADDRESS: 511 Warren St, Hudson, NY 12534

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 operating in the property, this disclosure must be completed. Individuals entering the property will be notified that such a device is present and operating in the property. Such devices may include but are not limited to: devices used for smart homes; security; computers; web cams, nanny cams or other covert devices.

### DISCLOSURE

The property set forth above has a device that can record, stream or otherwise document conversations of individuals that enter the property.

☐ The device is enabled and may record, stream, or transcribe any conversation inside the property.

**CAUTION: Buyers/Tenants/Cooperating Brokers should be aware that any conversation conducted inside the property may be available to the party utilizing the device.**

☐ The device has been deactivated and will not record, stream, or transcribe any conversation inside the property.

*No audio recording devices on property*

I have received and read this disclosure notice. I authorize and direct my agent to provide a copy of this disclosure notice to any prospective purchaser/tenant/cooperating broker acknowledging their consent prior to a showing.

*[Signature]*  
SELLER/LANDLORD/PROPERTYMANAGER

*7/20/23*  
DATE

\_\_\_\_\_  
SELLER/LANDLORD/PROPERTY MANAGER

\_\_\_\_\_  
DATE

### OPTION:

By signing below, purchaser/tenant/cooperating broker understands, acknowledges and consents that, if indicated above, the seller/landlord/property manager may have access to the audio portion of any conversation conducted inside the property.

\_\_\_\_\_  
PURCHASER/TENANT/COOPERATING BROKER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PURCHASER/TENANT/COOPERATING BROKER

\_\_\_\_\_  
DATE