



184-210 Silver Spring Rd, Jewett, NY 12444

\$1,995,000

ML#: 152548

Type: Multi Family

Bedrooms: 12

Bathrooms: 5 (2 2 1 0)

Approx Finished SqFt: 3500

Remarks - A Magnificent Property with 249 Acres in Jewett with 3 Homes that abuts State Land! It's a beautiful mountaintop setting and landscape along the Schoharie Creek. It has great proximity to the area's destinations and attractions as it is 15 minutes to Windham Ski Mountain, 10 minutes to Hunter Ski Mountain, 20 minutes to Colgate Lake, 20 minutes to CD Lane Park, 20 minutes to North-South Lake, 30 minutes to Zoom Flume Water Park, and 35 minutes to the Hudson River. The property has rich history as a farm, a summer camp, and an arts retreat. There are 3 homes on the property. One home is owner-occupied used seasonally and recreationally. This home has 3 bedrooms, 1 bath, a kitchen, and a Great Room with a beautiful stone fireplace and a woodstove. The other 2 homes are rented with an annual income of \$17,400. The 2nd home has 4 to 5 bedrooms, 2 baths, a living room, a kitchen, a laundry room, & a pantry. The 3rd home has 4 bedrooms, 1 1/2 baths, a living room, a dining room, a kitchen, & a laundry room. There are 2 parcels that go with this sale: tax map # 146-3-7.1 & 163-2-3 for a total of 249 acres. View our 3D virtual tour of the main home, 3D sky tour of the property, floor plans of the main home, and maps of the property with 1 map showing the State Land.

View Virtual Tour and more details at:



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 05/05/24 at 2:28pm

Active 05/05/24 **Listing # 152548** **184-210 Silver Spring Rd, Jewett, NY 12444** [Map](#) **Listing Price: \$1,995,000**
County: Greene



Property Type	Multi Family	Property Subtype	Multi Family
Town (Taxable)	Jewett		
Beds	12	Approx Finished SqFt	3500
Baths	5 (2 2 1 0)		
Year Built	1937	Lot Sq Ft (approx)	10846440
Tax Map ID	146.00-3-7.1	Lot Acres (approx)	249.0000
DOM	0		

[See Additional Pictures](#)

School District Hunter Tannersville

Directions From Catskill, take Route 23 West, turn left onto CR 65, turn left onto Rt 296, turn right onto Rt 23A, turn left onto Carr Rd, then turn left onto Silver Spur Rd. Property is on the right. Schoharie Creek is on the left.

Marketing Remark A Maginificent Property with 249 Acres in Jewett with 3 Homes that abuts State Land! It's a beautiful mountaintop setting and landscape along the Schoharie Creek. It has great proximity to the area's destinations and attractions as it is 15 minutes to Windham Ski Mountain, 10 minutes to Hunter Ski Mountain, 20 minutes to Colgate Lake, 20 minutes to CD Lane Park, 20 minutes to North-South Lake, 30 minutes to Zoom Flume Water Park, and 35 minutes to the Hudson River. The property has rich history as a farm, a summer camp, and an arts retreat. There are 3 homes on the property. One home is owner-occupied used seasonally and recreationally. This home has 3 bedrooms, 1 bath, a kitchen, and a Great Room with a beautiful stone fireplace and a woodstove. The other 2 homes are rented with an annual income of \$17,400. The 2nd home has 4 to 5 bedrooms, 2 baths, a living room, a kitchen, a laundry room, & a pantry. The 3rd home has 4 bedrooms, 1 1/2 baths, a living room, a dining room, a kitchen, & a laundry room. There are 2 parcels that go with this sale: tax map # 146-3-7.1 & 163-2-3 for a total of 249 acres. View our 3D virtual tour of the main home, 3D sky tour of the property, floor plans of the main home, and maps of the property with 1 map showing the State Land.

Commission	Sub Agency	0	Buyer Agency	2	Brokers Agent Comp	0
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Internet Access	Wired Broadband (Cable, DSL, Fiber Optic) (Margaretville Telephone Company)	Special Conditions	None/Unknown
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General Information

Sign on Property	No	Zoning	281 - Multiple Residence
Ag District	No	Flood Zone	Yes (See attached map)
Pond/Stream	Stream - Schoharie Creek	Signed Ld	Yes
Inc/Exp State Avail.	No	Paint Disc	
Most Precise Vcty	184, 192, & 210 Silver Spring Rd, Jewett	# of Units	3 (3 homes)

Property Features

Color	Brown, White, & Gray	Roof	Asphalt, Metal, Shingle
Porch/Deck	Porch/Deck	Basement	Crawl, Partial, Unfinished
Options			
Green	No	Windows	Double Hung
Features			
Foundation	Block, Stone	Condition	Average
Construction	Frame	Siding	Asbestos, Board & Batten, Wood

Utilities

Water	Well	Sewer	Septic Tank
Heat Type	Forced, Hot Air, Other (Fireplace, Woodstove)	Water Heater	Propane
# of Furnaces	3	Electric	100 Amps
# of Heaters	3	# of Meters	3
Utilities	Electric, Gas, Maintenance, Trash	Current	M2M
Tenant Pai		Tenant	

Public Records

School Tax	\$9813.00	Town Tax	\$7036.34
Total Tax	16850	Assessment	\$920300
Assessors	\$1460800.00	Tax	No
FulMrktVal		Exemptions	

Unit 1

Unit 1 - Rooms Living Room (28.6x22.93), Kitchen (17.2x11.93), Bedrooms (3: 1st: 11.16x12.81, 2nd: 11.09x13.13), Bathrooms (3/4 bath: 5.32x5.99), Other Room (3rd bedroom 2nd floor: 8.09-19.26)

Unit 1 Description

1st home on the right - color is brown

Unit 1 - Occupied Yes (Owner-occupied)

Unit 2

Unit 2 - Rooms Living Room (14.66x18.78), Kitchen (18.02x14.72), Bedrooms (2 on 1st floor. 3 to 4 on 2nd floor.), Bathrooms (Full: 11.79x5.06, 1/2 bath: 9.57x14.57), Other Rooms (Laundry: 11.75x4.84)

Unit 2 - Occupied Yes

Unit 2 Lease Expires Month-to-Month

Unit 2 Electric Incl No

Unit 2 - Appliances Range, Refrigerator

Unit 2 - Rent \$800.00

Unit 2 Heat Included No

Unit 2 Description 2nd home on the right - color is white

Unit 3

Unit 3 - Rooms Living Room (20.60x10.88), Dining Room (11.44x15.61), Kitchen (11.31x11.49), Bedrooms (4: 2 on 1st 11.45x10.48, 11.46x11.91), Bathrooms (Full: 7.88x5.04, 1/2 bath on 2nd floor), Other (2 bedrooms on 2nd floor)

Unit 3 - Occupied Yes

Unit 3 Lease Expires Month-to-Month

Unit 3 Electric Incl No

Unit 3 - Appliances Range, Refrigerator

Unit 3 - Rent \$650.00

Unit 3 Heat Included No

Unit 3 Description 3rd home on the right - color is gray

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

7 W Moorehouse Rd
Cairo, NY 12413
518-943-5303
Fax : 866-466-9172

See our listings online:

<https://rvwselectproperties.com/>



May 2024

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Information not guaranteed.

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U.S. Patent 6,910,045

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





146.00-2-37
Huetter, John

South Jewett

Route 23A

23A

Overlook Dr

23A

Route 23A

146.00-2-29
Larezza, Jon

146.00-3-5
Nynka, Nadia M.

146.00-3-6
Volpe, Anthony

146.00-3-31
Samuelson, Owen

146.00-3-30
Samuelsen, Owen

146.00-3-11
Pfitzer, Alexander

146.00-3-14
Pfitzer, Alexander G.

146.00-3-15
Pfitzer, Alexander G.

146.00-3-7.1
Schepis, Doris A.

147.00-4-39
Kuzmuk, Christy

146.00-3-17
Bloomgarden, Keith

147.00-4-33
Wengryn, Stephen

163.00-2-3
Schepis, Doris A.

162.00-3-2
State Of New York

163.00-2-25
Carl Anthony Realty Corp



146.00-2-37
Huetter, John

146.00-2-29
Larezza, Jon

146.00-3-5
Nynka, Nadia M.

146.00-3-6
Volpe, Anthony

146.00-3-31
Samuelson, Owen

146.00-3-30
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146.00-3-14
Pfitzer, Alexander G.

146.00-3-15
Pfitzer, Alexander G.

146.00-3-7.1
Schepis, Darris A.

147.00-4-39
Kuamuk, Christy

146.00-3-17
Bloomgarden, Keith

147.00-4-33
Wengryn, Stephen

163.00-2-3
Schepis, Darris A.

162.00-3-2
State Of New York

163.00-2-25
Carl Anthony Realty Corp



Greene County



Image Mate Online

Details for Taxes Levied in 2024

Tax Links
Property Info
Tax Info

Municipality of Jewett

Swis:	193800	Tax Map ID#:	146.00-3-7.1
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2024 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	4.305822	895,100.00	3,854.14
Town Tax	3.155576	895,100.00	2,824.56
Jewett fire	0.184306	895,100.00	164.97
			Total: 6,843.67

2024-25 School
No School tax information is available.

Greene County



Image Mate Online

Details for Taxes Levied in 2024

Tax Links
Property Info
Tax Info

Municipality of Jewett

Swis:	193800	Tax Map ID#:	163.00-2-3
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2024 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	4.305822	25,200.00	108.51
Town Tax	3.155576	25,200.00	79.52
Jewett fire	0.184306	25,200.00	4.64
			Total: 192.67

2024-25 School
No School tax information is available.



Hunter Tannersville CSD
Greene County

PAY TO: Htc School Tax Collector, PO Box 1018, Tannersville, NY 12485 518-589-5400 ext: 1108

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-enter search conditions](#)

For Tax Year:

Last Updated: 12/05/23 09:28 am

Owner: Shepis Anthony F Jr Shepis Neil & Keith PO BOX 409 Stony Point, NY 10980	Tax Map # 146.00-3-7.1 Tax Bill # 004760 Bank Code: School Code: 193601 Property Class: 281	Tax Roll: 1												
Location: 184-210 Silver Spring Rd SWIS: 193800 Jewett	Acreage: 234 Frontage: Depth:	Liber: 2023 Page: 1323												
<table border="1"> <tr><td>Full Value:</td><td>1,420,800</td></tr> <tr><td>Assessment:</td><td>895,100</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td>Tax Amount:</td><td>9,544.30</td></tr> <tr><td>Tax Paid:</td><td>9,544.30</td></tr> <tr><td>Balance:</td><td>0.00</td></tr> </table>			Full Value:	1,420,800	Assessment:	895,100	STAR Savings:	0.00	Tax Amount:	9,544.30	Tax Paid:	9,544.30	Balance:	0.00
Full Value:	1,420,800													
Assessment:	895,100													
STAR Savings:	0.00													
Tax Amount:	9,544.30													
Tax Paid:	9,544.30													
Balance:	0.00													

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	12,144,615	895,100	10.597481	9,485.81
Hunter Pub Lib	62,882	895,100	0.054871	49.12
Mtn Top Lib	12,000	895,100	0.010471	9.37

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/30/23	Anthony F Shepis Jr	1002	9,544.30	

Tax Balance does not include any accrued Late Fees
Payments shown may not include
payments made directly to the County

[Late Fee Schedule](#)

[Tax Certification](#)



**Hunter Tannersville CSD
Greene County**

PAY TO: Htc School Tax Collector, PO Box 1018, Tannersville, NY 12485 518-589-5400 ext: 1108

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.

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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-enter search conditions](#)

For Tax Year: ▼

Last Updated: 12/05/23 09:28 am

Owner: Shepis Anthony F Jr Shepis Neil & Keith PO 409 Stony Point, NY 10980	Tax Map # 163.00-2-3 Tax Bill # 004761 Bank Code: School Code: 193601 Property Class: 323 Tax Roll: 1												
Location: Off Deming Rd SWIS: 193800 Jewett	Acreage: 15 Frontage: Liber: 2023 Depth: Page: 1323												
<table border="1"> <tr> <td>Full Value:</td> <td style="text-align: right;">40,000</td> </tr> <tr> <td>Assessment:</td> <td style="text-align: right;">25,200</td> </tr> <tr> <td>STAR Savings:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Tax Amount:</td> <td style="text-align: right;">268.70</td> </tr> <tr> <td>Tax Paid:</td> <td style="text-align: right;">268.70</td> </tr> <tr> <td>Balance:</td> <td style="text-align: right;">0.00</td> </tr> </table>		Full Value:	40,000	Assessment:	25,200	STAR Savings:	0.00	Tax Amount:	268.70	Tax Paid:	268.70	Balance:	0.00
Full Value:	40,000												
Assessment:	25,200												
STAR Savings:	0.00												
Tax Amount:	268.70												
Tax Paid:	268.70												
Balance:	0.00												

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	12,144,615	25,200	10.597481	267.06
Hunter Pub Lib	62,882	25,200	0.054871	1.38
Mtn Top Lib	12,000	25,200	0.010471	0.26

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/30/23	Anthony F Shepis Jr	1001	268.70	

**Tax Balance does not include any accrued Late Fees
Payments shown may not include
payments made directly to the County**

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 184-210 Silver Spring Rd, Jewett, NY 12444: 2 parcels 146-3-7.1 & 163-2-3

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.

DS DS

DS IS-NOT
 _____ The aforementioned property IS NOT located in an agricultural district.

I have received and read this disclosure notice.

	DocuSigned by: 	3/9/2024		
Seller	CD14EECD29E3417... DocuSigned by:	Date	Purchaser	Date
		3/12/2024		
Seller	8D39D5C26B984FZ... DocuSigned by:	Date	Purchaser	Date
		3/9/2024		
	5390980A99634B0...			



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:

<input checked="" type="checkbox"/> Seller as a <i>(check relationship below)</i>	<input type="checkbox"/> Buyer as a <i>(check relationship below)</i>
<input checked="" type="checkbox"/> Seller's Agent	<input type="checkbox"/> Buyer's Agent
<input type="checkbox"/> Broker's Agent	<input type="checkbox"/> Broker's Agent
<input type="checkbox"/> Dual Agent	
<input type="checkbox"/> 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

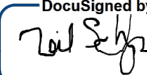
Advance Informed Consent to Dual Agency with Designated Sales Agents

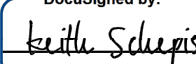
If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

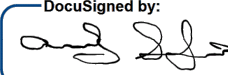
(I) (We) Neil, Anthony, & Keith Schepis acknowledge receipt of a copy of this disclosure form:

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

Date: _____

DocuSigned by:
 3/9/2024
CD14EECD28E5417...

DocuSigned by:
 3/12/2024
8D39D5C26B984F2...

DocuSigned by:
 3/9/2024
5390980A99634B0...

Date: _____

Carbon Monoxide and Smoke Detectors/Alarms Disclosure

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 _____ Date _____

Purchaser _____ Date _____

Purchasers Agent _____

DocuSigned by:
[Signature] 3/9/2024

Seller _____ Date _____

DocuSigned by:
Keith Schepis 3/12/2024

Seller _____ Date _____

DocuSigned by:
[Signature] 3/9/2024

Theodore Banta III & Konrad Roman

Sellers Agent _____

DocuSigned by:
Ted Banta
75F0C5617FD84BF...

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): _____

X 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): _____

X 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

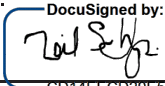
_____ Waived the opportunity to conduct a risk assessment or inspections for the presence of lead-based paint and/or lead-based paint hazards.

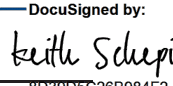
Agent's Acknowledgment (initial)

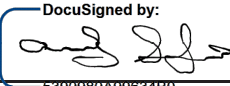
TSB TSB3&KR [f] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

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.

DocuSigned by:
 3/9/2024
Seller CD14EECD29E5417...

DocuSigned by:
 3/12/2024
Date 8D39D5C26B984F2...

DocuSigned by:
 3/9/2024
Seller 5390980A99634B0... Date

Purchaser Theodore Banta III & Konrad Roman
DocuSigned by:
 3/4/2024
Date 75F0C5617FD84BF...
Agent

Purchaser
Date
Agent Date



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
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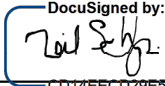
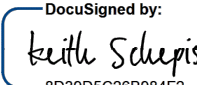
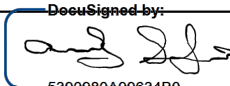
New York State Housing and Anti-Discrimination Disclosure Form

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) Neil, Anthony, & Keith Schepis

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

Buyer/Tenant/Seller/Landlord Signature _____	 DocuSigned by: CD14EECD29E5417...	Date: <u>3/9/2024</u>
Buyer/Tenant/Seller/Landlord Signature _____	 DocuSigned by: 8D39D5C26B984F2...	Date: <u>3/12/2024</u>
Buyer/Tenant/Seller/Landlord Signature _____	 DocuSigned by: 5390980A99634B0...	Date: <u>3/9/2024</u>

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