

49 County Route 39
Cairo, NY 12473

\$534,900



Brought to you as a courtesy of:



Theodore Banta III
RVW Select Properties
Primary Phone: 518-466-1219
Office Phone: 518-943-5303
tedbanta3@yahoo.com
rvwselectproperties.com/



Basics		Details	
Beds	4	Above Grd Fin Area: 2586	Garage Spaces: 1
Baths	3	Below Grd Fin Area: 0	Year Built: 1920
Baths Full	3	Sub Type: Single Family Residence	Acres: 15.07
Living Area	2586		

Additional Info			
Association	No	Fireplace	Yes
Basement	Yes	Flood Plain	Yes
		Wood Stove	Yes

Remarks

An Outstanding Contemporary Home with 4 to 5 Bedrooms & 3 Baths on 15 Acres with a Beautiful Stream that can be used as a Mother/Daughter in the Charming Hamlet of Round Top! There's a captivating old red barn for animals, equipment, vehicles, recreation, entertainment, an artist's studio, a workshop, a creative space, or a home business asset. There's a 2 story bungalow that needs work and repairs with additional bedrooms and bathrooms, a 50 x 30 in-ground pool, 2 sheds, & a garage. The 1st floor of the main home features a living room with a fireplace, a kitchen, 4 bedrooms, a full bath, a 2nd floor loft for an office or a study, & a laundry room. The other side of the main home on the 1st floor has a separate entrance and features a large open living room with a fireplace, a dining area, a bedroom, and a bathroom. The property is a picturesque escape, retreat, or an adventure land with trees, landscapes, and a stream known as the Trout Brook. The property has great proximity to the area's destinations and attractions as it's 20 minutes to Windham Ski Mountain, 30 minutes to Hunter Ski Mountain, 20 minutes to Zoom Flume Water Park, 15 minutes to Green Lake, 15 minutes to the Catskill Golf Resort, 20 minutes to Dutchman's Landing Park & the Hudson River, & 25 minutes to the Village of Saugerties. View our 3D virtual tours of the home and property, our 3D virtual sky tours, floor plans, and our multi-media website

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Theodore Banta III on Monday, August 25, 2025 12:06PM.



Beds:	4	Sub-Type:	Single Family Residence
Baths - Total (F,H)	3 (3,0)	Township:	Cairo
Rooms Total:	13	Town (Taxable):	Round Top
Basement YN:	Yes	911 Address:	49 Route 39, Round Top, NY 12473
Living Area:	2,586	Lot Size Acres:	15.07
Above Grade Finished Area:	2,586	Zoning:	01
Below Grade Finished Area:	0	Fireplace YN:	Yes
Association YN:	No	Description:	210-Single Family Res & 331 Com Vac Imp
Fireplace YN:	Yes	Year Built:	1920
Fireplaces Total:	2	New Construction YN:	No
Wood Stove YN:	Yes	Flood Plain YN:	Yes
		Garage YN:	Yes
		Attached Garage YN:	No
		Garage Spaces:	1
		Lease	No
		Considered YN:	

Public Remarks: An Outstanding Contemporary Home with 4 to 5 Bedrooms & 3 Baths on 15 Acres with a Beautiful Stream that can be used as a Mother/Daughter in the Charming Hamlet of Round Top! There's a captivating old red barn for animals, equipment, vehicles, recreation, entertainment, an artist's studio, a workshop, a creative space, or a home business asset. There's a 2 story bungalow that needs work and repairs with additional bedrooms and bathrooms, a 50 x 30 in-ground pool, 2 sheds, & a garage. The 1st floor of the main home features a living room with a fireplace, a kitchen, 4 bedrooms, a full bath, a 2nd floor loft for an office or a study, & a laundry room. The other side of the main home on the 1st floor has a separate entrance and features a large open living room with a fireplace, a dining area, a bedroom, and a bathroom. The property is a picturesque escape, retreat, or an adventure land with trees, landscapes, and a stream known as the Trout Brook. The property has great proximity to the area's destinations and attractions as it's 20 minutes to Windham Ski Mountain, 30 minutes to Hunter Ski Mountain, 20 minutes to Zoom Flume Water Park, 15 minutes to Green Lake, 15 minutes to the Catskill Golf Resort, 20 minutes to Dutchman's Landing Park & the Hudson River, & 25 minutes to the Village of Saugerties. View our 3D virtual tours of the home and property, our 3D virtual sky tours, floor plans, and our multi-media website.

Possession: Close Of Escrow**Status Change Timestamp:** 02/04/2025**Original List Price:** \$569,000**List Price:** \$534,900

School District: Cairo-Durham Central School District
List Price/SqFt: \$206.84

Tax Annual Amount: \$9,482
Tax Year: 0
General Tax: \$0
School Tax: \$5,502.19
Village Tax: \$0
Town Tax: \$3,978.99
Tax Assessed Value: \$225,600
Assessors Full Market Value: \$590,576

Parcel Number: 117.04-1-46
Tax Block: 46
Tax Lot: 1
Tax Exemptions YN: No
Tax Legal Description: 210 Single Family Residence & 331 Com Vac

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom	First	12.95	12.7	See Floor Plans	Bathroom	First	8.99	5.35	Full Bath
Bedroom	First	9.04	12.32	See Floor Plans	Bathroom	First	7.94	7.49	3/4 Bath
Bedroom	First	8.55	11.95	See Floor Plans	Bathroom	First	7.91	5.91	Apt
Bedroom	First	8.56	11.92	See Floor Plans	Laundry	First	9.02	7.09	
Bedroom	First	10.07	16.72	In Accessory Apt	Living Room	First	19	14.43	Main House
Kitchen	First	22.37	10.81		Living Room	First	19.02	25.93	Apt LR & Kitchen
Kitchen	First	19.02	25.93	Apt LR & Kitchen					
Loft	Second	11.42	17.83						

Appliances: Dryer; Electric Water Heater; Range; Refrigerator; Washer**Architectural Style:** Contemporary**Basement:** Crawl Space; Partial; Unfinished**Book Information:** Liber/Book: 2023; Page: 2529; Section: 117**Construction Materials:** Frame; Vinyl Siding**Electric:** 200+ Amp Service**Fireplace Features:** Wood Burning**Flooring:** Laminate; Tile**Foundation Details:** Block**Heating:** Baseboard; Oil; Steam**Interior Features:** High Speed Internet**Laundry Features:** Main Level**Lot Features:** Stream On Lot**Other Structures:** Barn(s); Guest House**Parking Features:** Circular Driveway; Paved**Patio And Porch Features:** Front Porch; Side Porch**Pool Features:** In Ground**Road Surface Type:** Paved**Roof:** Asphalt; Shingle**Sewer:** Septic Tank**View:** Creek/Stream; Neighborhood; Rural; Trees/Woods**Water Source:** Well**Window Features:** Double Hung Window(s)**Wood Stove Features:** Wood Stoves Total: 2



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SELECT PROPERTIES

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117.00-2-41.1
Jorge, Ramon L.

117.00-2-53
Ford, Paul

117.00-2-55
Ford, Paul

117.00-2-75
Holbrook,
Timothy

117.00-2-29
Miles,
James A

117.00-2-30
Rouge, Karine

117.00-2-31
Donahue,
Constance

117.00-2-39.2
Tacetta, John

117.00-2-28.112
Ford, Paul

117.00-2-32
St Joseph's
Chapel Inc

117.00-2-33.1
Keller,
Joseph T

117.00-2-28.2
Pfleger,
Caroline

117.04-1-1
Aprea,
Gerard

117.00-2-40
Lavin, Dean

117.04-1-2
Pacifico,
Angelo M.

117.00-2-38
Pollachek Revocable
Trust, Ellin

117.00-2-84
Sansivieri,
Angelo

117.00-3-72
St Pius V Inc,
Congregation of

117.00-5-22
Phoenix,
Robert

117.00-5-24
Proper,
George

117.00-2-85
41 Route
39 LLC

117.00-5-19
Round Top
Bon Bon LLC

117.04-2-1
Poulan Ventures
LLC

117.00-5-27.2
Makely, Lori B

117.00-5-26
Voerg,
William

117.00-5-25
Zimores-Harrow,
Maria

117.04-2-4.11
Mehmedovic,
Suzana

117.04-2-4.12
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Suzana

117.00-5-28
Tomabene,
Joseph

117.00-5-27.12
Maia, Marcus

117.04-2-20
Sedlmair,
Josef

117.04-2-23



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117.00-5-28
Tornabene,
Joseph

117.04-2-20
Sedlmair,
Josef

117.04-2-23
Gloia, Michael

Collection: **Town & County 2025****Fiscal Year Start:** 1/1/2025**Fiscal Year End:** 12/31/2025**Warrant Date:** 12/21/2024**Total Tax Due (minus penalties & interest)** \$2,553.89**\$2,553.89****Pay Full**

Tax Bill #	SWIS	Tax Map #	Status
003356	192400	117.04-1-46	Unpaid
Address	Municipality	School	
49 Route 39	Town of Cairo	Cairo-Durham	

Owners

Sansivieri Angelo
 Sansivieri Linda
 88-58 Aubrey Avenue
 Glendale, NY 11385

Property Information

Roll Section: 1
Property Class: 1 Family Res
Lot Size: 0.75

Assessment Information

Full Market Value: 379058.00
Total Assessed Value: 144800.00
Uniform %: 38.20

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	144800.000	6.59846300	\$955.46
Town Tax	3912716	0.2000	144800.000	9.00928000	\$1,304.54
Round top fire	118158	4.5000	144800.000	1.31978900	\$191.11
Round top lt	3385	-12.6000	144800.000	0.70983000	\$102.78

Total Taxes: \$2,553.89**FULL PAYMENT OPTION**

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Dec 26	Jan 31, 2025	\$2,553.89	\$0.00	\$0.00	\$2,553.89
Feb 01	Feb 28, 2025	\$2,553.89	\$25.54	\$0.00	\$2,579.43
Mar 01	Mar 31, 2025	\$2,553.89	\$51.08	\$0.00	\$2,604.97
Apr 01	Apr 30, 2025	\$2,553.89	\$76.62	\$0.00	\$2,630.51
May 01	Jun 02, 2025	\$2,553.89	\$102.16	\$2.00	\$2,658.05
Jun 03	Jun 30, 2025	\$2,553.89	\$127.69	\$2.00	\$2,683.58
Jul 01	Jul 31, 2025	\$2,553.89	\$153.23	\$2.00	\$2,709.12

Estimated State Aid - Type	Amount
County	22340041.00
Town	471521.00

Mail Payments To:

Susan B. Hilgendorff
 Tax Collector
 PO Box 319 Cairo, NY. 12413

Collection: **Town & County 2025****Fiscal Year Start:** 1/1/2025**Fiscal Year End:** 12/31/2025**Warrant Date:** 12/21/2024**Total Tax Due (minus penalties & interest)** \$1,425.10**\$1,425.10****Pay Full**

Tax Bill #	SWIS	Tax Map #	Status
003355	192400	117.00-2-84	Unpaid
Address	Municipality	School	
Route 39	Town of Cairo	Cairo-Durham	

Owners

Sansivieri Angelo
 Sansivieri Linda
 88-58 Aubrey Avenue
 Glendale, NY 11385

Property Information

Roll Section: 1
Property Class: Com vac w/im
Lot Size: 14.32

Assessment Information

Full Market Value: 211518.00
Total Assessed Value: 80800.00
Uniform %: 38.20

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	80800.000	6.59846300	\$533.16
Town Tax	3912716	0.2000	80800.000	9.00928000	\$727.95
Round top fire	118158	4.5000	80800.000	1.31978900	\$106.64
Round top lt	3385	-12.6000	80800.000	0.70983000	\$57.35

Total Taxes: \$1,425.10**FULL PAYMENT OPTION**

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Dec 26	Jan 31, 2025	\$1,425.10	\$0.00	\$0.00	\$1,425.10
Feb 01	Feb 28, 2025	\$1,425.10	\$14.25	\$0.00	\$1,439.35
Mar 01	Mar 31, 2025	\$1,425.10	\$28.50	\$0.00	\$1,453.60
Apr 01	Apr 30, 2025	\$1,425.10	\$42.75	\$0.00	\$1,467.85
May 01	Jun 02, 2025	\$1,425.10	\$57.00	\$2.00	\$1,484.10
Jun 03	Jun 30, 2025	\$1,425.10	\$71.26	\$2.00	\$1,498.36
Jul 01	Jul 31, 2025	\$1,425.10	\$85.51	\$2.00	\$1,512.61

Estimated State Aid - Type	Amount
County	22340041.00
Town	471521.00

Mail Payments To:

Susan B. Hilgendorff
 Tax Collector
 PO Box 319 Cairo, NY. 12413



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: 2024 School Tax (2024-2025) ▼

Last Updated: 11/07/24 02:58 pm

Owner: Sansivieri Angelo
 Sansivieri Josephine Ann
 88-58 Aubrey Ave
 Glendale, NY 11385

Tax Map # 117.04-1-46
 Tax Bill # 003471
 Bank Code:
 School Code: 192401
 Property Class: 210 Tax Roll: 1

Location: 49 Route 39
 SWIS: 192400 Cairo

Acreage: .75
 Frontage: 115 Liber: 1001
 Depth: 210 Page: 319

Full Value:	379,058
Assessment:	144,800
STAR Savings:	0.00
Tax Amount:	3,531.55
Tax Paid:	3,531.55
Balance:	0.00

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School tax	16,700,576	144,800	24.357446	3,526.96
LibraryTax	21,745	144,800	0.031717	4.59

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
11/01/24	Sansivieri Angelo	1101-00004	3,531.55	70.63

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](#)

[Request Certification](#)



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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[Re-enter search conditions](#)

For Tax Year: 2024 School Tax (2024-2025) ▼

Last Updated: 11/07/24 02:58 pm

Owner:	Tax Map #	117.00-2-84
Sansivieri Angelo	Tax Bill #	003264
Sansivieri Linda	Bank Code:	
88-58 Aubrey Ave	School Code:	192401
Glendale, NY 11378	Property Class:	331
	Tax Roll:	1
Location: Route 39	Acreage:	14.32
SWIS: 192400 Cairo	Frontage:	Liber: 2022
	Depth:	Page: 2807

Full Value:	211,518
Assessment:	80,800
STAR Savings:	0.00
Tax Amount:	1,970.64
Tax Paid:	1,970.64
Balance:	0.00

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School tax	16,700,576	80,800	24.357446	1,968.08
LibraryTax	21,745	80,800	0.031717	2.56

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
11/01/24	Sansivieri Angelo	1101-00003	1,970.64	39.41

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](#)

[Request Certification](#)

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 49 Route 39, Round Top, NY 12473 tax map #'s: 117.04-1-25 & 117.00-2-84

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:

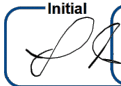
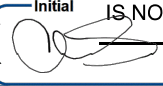
It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property 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.

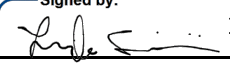
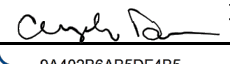
Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

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

I have received and read this disclosure notice.

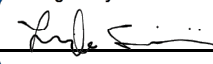
Signed by: 		1/29/2025		
Seller	9A402B6AB5DF4B5...	Date	Purchaser	Date
Signed by: 		1/29/2025		
Seller	9A402B6AB5DF4B5...	Date	Purchaser	Date

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".

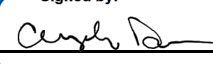
Purchaser Date

Seller Date

Signed by:  1/29/2025
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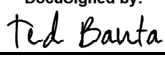
Purchaser Date

Seller Date

Signed by:  1/29/2025
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Purchasers Agent

Sellers Agent

DocuSigned by:
Theodore Banta III & Konrad Roman 
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)

<div style="border: 1px solid black; padding: 2px; margin-bottom: 10px;"> <div style="display: flex; justify-content: space-between; font-size: 8px;"> Initial Initial </div> </div>	<div style="margin-bottom: 10px;"> <input checked="" type="checkbox"/> [a] Presence of lead-based paint and/or lead-based paint hazards (check one below): <div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> </div> <div> <input type="checkbox"/> Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): <div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> </div>
<div style="border: 1px solid black; padding: 2px;"> <div style="display: flex; justify-content: space-between; font-size: 8px;"> Initial Initial </div> </div>	<div style="margin-bottom: 10px;"> <input checked="" type="checkbox"/> Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. </div> <div> <input type="checkbox"/> [b] Records and Reports available to the seller (check one below): <div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> </div>
	<div style="margin-bottom: 10px;"> <input type="checkbox"/> 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): <div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> </div> <div> <input checked="" type="checkbox"/> Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. </div>

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)

<div style="border: 1px solid black; padding: 2px;"> <div style="display: flex; justify-content: space-between; font-size: 8px;"> DS TB </div> </div>	<div> <input checked="" type="checkbox"/> [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. </div>
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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.

<div style="margin-bottom: 10px;"> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;"> <div style="display: flex; justify-content: space-between; font-size: 8px;"> Signed by: </div> </div> <div style="border-bottom: 1px solid black; width: 100px;"></div> </div> <div style="display: flex; justify-content: space-between; font-size: 8px;"> Seller 9A402B6AB5DF4B5... </div> </div> <div style="margin-bottom: 10px;"> <div style="border-bottom: 1px solid black; width: 100px;"></div> <div style="display: flex; justify-content: space-between; font-size: 8px;"> Purchaser Date </div> </div> <div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;"> <div style="display: flex; justify-content: space-between; font-size: 8px;"> DocuSigned by: </div> </div> <div style="border-bottom: 1px solid black; width: 100px;"></div> </div> <div style="display: flex; justify-content: space-between; font-size: 8px;"> Theodore Banta III & Konrad Roman 75F0C5617FD84BF... </div> </div>	<div style="margin-bottom: 10px;"> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;"> <div style="display: flex; justify-content: space-between; font-size: 8px;"> Signed by: </div> </div> <div style="border-bottom: 1px solid black; width: 100px;"></div> </div> <div style="display: flex; justify-content: space-between; font-size: 8px;"> Seller 9A402B6AB5DF4B5... </div> </div> <div style="margin-bottom: 10px;"> <div style="border-bottom: 1px solid black; width: 100px;"></div> <div style="display: flex; justify-content: space-between; font-size: 8px;"> Purchaser Date </div> </div> <div> <div style="border-bottom: 1px solid black; width: 100px;"></div> <div style="display: flex; justify-content: space-between; font-size: 8px;"> Purchaser Date </div> </div>
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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) Linda & Angelo Sansivieri acknowledge receipt of a copy of this disclosure form:

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

Signed by: [Signature] 1/29/2025
9A402B6AB5DF4B5...
Signed by: [Signature] 1/29/2025
9A402B6AB5DF4B5...

Date: _____

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
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

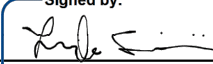
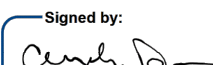
New York State Housing and Anti-Discrimination Disclosure Form

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) Linda & Angelo Sansivieri

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

Buyer/Tenant/Seller/Landlord Signature _____	<div>Signed by:  9A402B6AB5DF4B5...</div>	Date: <u>1/29/2025</u>
Buyer/Tenant/Seller/Landlord Signature _____	<div>Signed by:  9A402B6AB5DF4B5...</div>	Date: <u>1/29/2025</u>

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