

**31 Showers Road
Hunter, NY 12485**

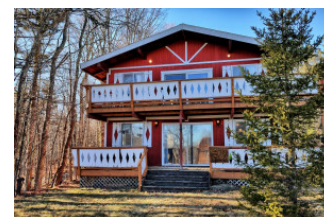
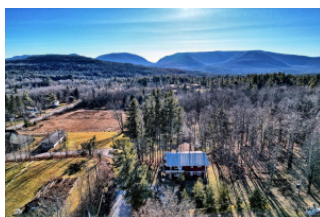
\$399,900



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

Beds 6
Baths Full *****
Living Area 2016

Details

Above Grd Fin Area: 2016
Below Grd Fin Area: 0
Sub Type: Multi Family

Year Built: 1975
Acres: 0.92

Additional Info

Basement	No	Fireplace	Yes	Flood Plain	No
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Remarks

A 2 Family 2 Story Chalet with 6 Bedrooms & 2 Baths in the Village of Tannersville! It's a Great Investment Opportunity to rent, Airbnb, or own & occupy as a family retreat! The 1st floor features 3 bedrooms, a full bath, a living room, a dining area, a kitchen, and a walkout front deck. The 2nd floor features 3 bedrooms, a full bath, a fireplace, a living room, a dining area, a kitchen, and a walkout 2nd floor balcony. The grounds feature yard space with an outdoor fire pit. The utilities are separate for each unit. The home has great proximity to the area's destinations and attractions as it's 7 minutes to Hunter Ski Mountain, it's walking distance into the Village of Tannersville, 10 minutes to North-South Lake: an 1,100 acre state campground in the Catskill Forest Preserve, it's 2 minutes to the Colonial Country Club, 20 minutes to Windham Ski Mountain, 10 minutes to Colgate Lake, & so much more. It's a Great 2 Family Property in a Beautiful Setting! View our 3D virtual tour and 3D sky tour of the home and property.

Residential Income Active
MLS# 151973

31 Showers Road
Hunter, NY 12485
County: Greene

\$399,900
Public Report



Number Of Units Total:	2	Sub-Type:	Multi Family
Beds:	6	Township:	Hunter
Baths - Total (F,H)	(,)	Town	Tannersville
Basement YN:	No	(Taxable):	
Stories:	2	911 Address:	31 Showers Rd, Hunter, NY 12442
Living Area:	2,016	Lot Size Acres:	0.92
Above Grade Finished Area:	2,016	Zoning:	01
Below Grade Finished Area:	0	Zoning	220 - 2 Family
Fireplace YN:	Yes	Description:	Residence
Fireplaces Total:	1	Year Built:	1975
		New Construction YN:	No
		Flood Plain YN:	No
		Garage YN:	No
		Lease Considered YN:	No

Public Remarks: A 2 Family 2 Story Chalet with 6 Bedrooms & 2 Baths in the Village of Tannersville! It's a Great Investment Opportunity to rent, Airbnb, or own & occupy as a family retreat! The 1st floor features 3 bedrooms, a full bath, a living room, a dining area, a kitchen, and a walkout front deck. The 2nd floor features 3 bedrooms, a full bath, a fireplace, a living room, a dining area, a kitchen, and a walkout 2nd floor balcony. The grounds feature yard space with an outdoor fire pit. The utilities are separate for each unit. The home has great proximity to the area's destinations and attractions as it's 7 minutes to Hunter Ski Mountain, it's walking distance into the Village of Tannersville, 10 minutes to North-South Lake: an 1,100 acre state campground in the Catskill Forest Preserve, it's 2 minutes to the Colonial Country Club, 20 minutes to Windham Ski Mountain, 10 minutes to Colgate Lake, & so much more. It's a Great 2 Family Property in a Beautiful Setting! View our 3D virtual tour and 3D sky tour of the home and property.

Back on Market Date: 12/15/2025	Possession: Close Of Escrow	Status Change Timestamp: 01/11/2024
		Original List Price: \$459,000
		List Price: \$399,900

School District: Hunter-Tannersville	Tax Annual Amount: \$3,837	Parcel Number: 166.17-5-2
List Price/SqFt: \$198.36	Tax Year: 0	Tax Block: 2
	General Tax: \$0	Tax Lot: 5
	School Tax: \$2,136.08	Tax Exemptions YN: No
	Village Tax: \$0	
	Town Tax: 1,700.69	Tax Legal 220 - 2 Family
	Tax Assessed Value: \$93,600	Description: Residence
	Assessors Full Market Value: \$347,955	

Unit 1:	Beds Total: 3	Square Feet: 1,008	Actual Rent: \$1,800
	Unit Lease Terms: Month To Month	Baths Full: 1	Unit Description: 1st Floor
	Occupied YN: Yes	Living Room: Yes	
		Kitchen: Yes	
Unit 2:	Beds Total: 3	Square Feet: 1,008	Actual Rent: \$2,500
	Unit Lease Terms: Month To Month	Baths Full: 1	Unit Description: 2nd Floor
	Occupied YN: Yes	Living Room: Yes	
		Kitchen: Yes	

Appliances: Electric Water Heater; Range; Refrigerator	Meter Information: Number Of Separate Electric Meters: 2;
Architectural Style: Chalet	Number Of Separate Gas Meters: 2
Book Information: Liber/Book: 2021; Page: 3390; Section: 166.17	Parking Features: Driveway
Construction Materials: Asphalt; Frame; Wood Siding	Patio And Porch Features: Deck; Wrap Around
Electric: 100 Amp Service	Road Surface Type: Paved
Exterior Features: Balcony	Roof: Asphalt; Shingle
Fireplace Features: Living Room	Sewer: Public Sewer
Flooring: Carpet; Laminate	Structure Type: Multi Family
Foundation Details: Block	View: Neighborhood
Heating: Baseboard; Electric	Water Source: Well
	Window Features: Casement Window(s)

Income and Expenses: Financials Available Y/N: Yes
Interior Features: High Speed Internet



Theodore Banta III
License:10311206649
RVW Select Properties
7 W Moorehouse Rd
Cairo, NY 12413
518-466-1219
518-943-5303
tedbanta3@yahoo.com
<https://rvwselectproperties.com/>



SELECT PROPERTIES

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and [FBS](#). Prepared by Theodore Banta III on Saturday, January 03, 2026 9:41 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



166.00-7-18
Onteora Club

166.13-1-8
Scott, Hazel

166.13-1-6
Azcue, Oscar

166.13-1-9
Azcue, Oscar

166.13-1-7
Morley,
Timothy

166.17-5-1
Picone,
Frank J. Jr

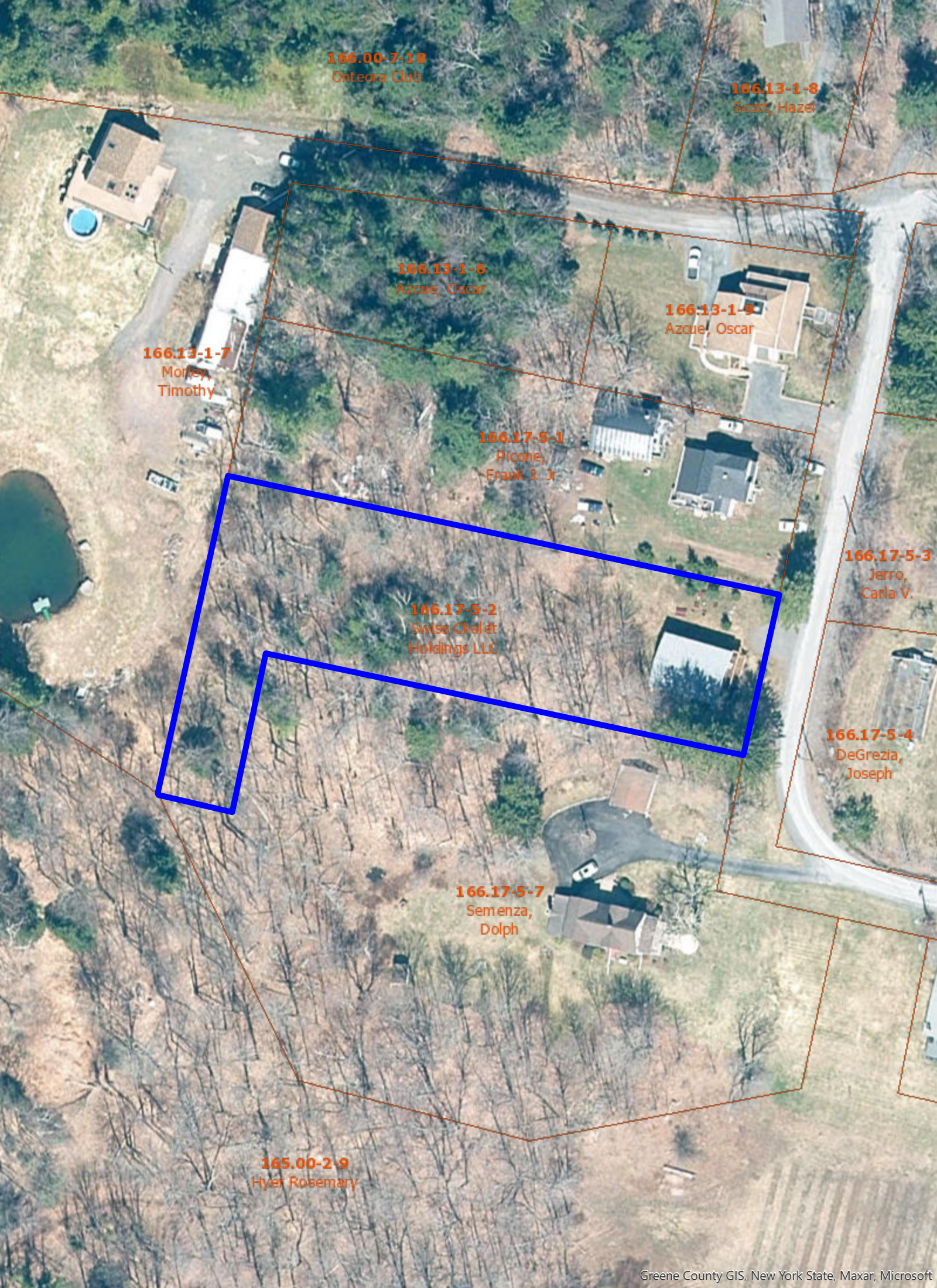
166.17-5-2
Swiss Chalet
Holdings LLC

166.17-5-3
Jerro,
Carla V.

166.17-5-4
DeGrazia,
Joseph

166.17-5-7
Semenza,
Dolph

165.00-2-9
Hyer Rosemary



166.00-7-18
Onteora Club

166.13-1-8
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DeGrazia,
Joseph

166.17-5-7
Semenza,
Dolph

165.00-2-9
Hyer Rosemary

Collection: **Town & County 2026****Fiscal Year Start:** 1/1/2026**Fiscal Year End:** 12/31/2026**Warrant Date:** 12/21/2025**Total Tax Due (minus penalties & interest)** \$1,700.69

Tax Bill #	SWIS	Tax Map #	Status
003767	193689	166.17-5-2	Unpaid
Address	Municipality	School	
31 Showers Rd	Town of Hunter	Hunter-Tannersvil	

Owners

Swiss Chalet Holdings LLC
128 Sunflower Circle
Wappingers Falls, NY 12590

Property Information

Roll Section: 1
Property Class: 2 Family Res
Lot Size: 0.92

Assessment Information

Full Market Value: 347955.00
Total Assessed Value: 93600.00
Uniform %: 26.90

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	93600.000	8.43393400	\$789.42
Town Tax	3035699	3.8000	93600.000	8.58306900	\$803.38
Haines Tville FD	268825	100.0000	93600.000	1.15270600	\$107.89

Total Taxes: \$1,700.69**FULL PAYMENT OPTION**

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Dec 21	Feb 02, 2026	\$1,700.69	\$0.00	\$0.00	\$1,700.69
Feb 03	Mar 02, 2026	\$1,700.69	\$17.01	\$0.00	\$1,717.70
Mar 03	Mar 31, 2026	\$1,700.69	\$34.01	\$0.00	\$1,734.70
Apr 01	Apr 30, 2026	\$1,700.69	\$51.02	\$0.00	\$1,751.71
May 01	Jun 01, 2026	\$1,700.69	\$68.03	\$2.00	\$1,770.72
Jun 02	Jun 30, 2026	\$1,700.69	\$85.03	\$2.00	\$1,787.72
Jul 01	Jul 31, 2026	\$1,700.69	\$102.04	\$2.00	\$1,804.73

Estimated State Aid - Type	Amount
County	24079274.00
Town	277800.00

Mail Payments To:

Town of Hunter
Tax Collector
PO Box 909 Tannersville, NY 12485



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: 2025 School Tax ▼

Last Updated: 11/15/25 01:51 pm

Owner:	Tax Map # 166.17-5-2												
Swiss Chalet Holdings LLC	Tax Bill # 003765												
128 Sunflower Circle	Bank Code:												
Wappingers Falls, NY 12590	School Code: 193601												
	Property Class: 220 Tax Roll: 1												
 Location: 31 Showers Rd	Acreage: .92												
SWIS: 193689 Hunter	Frontage: Liber: 2021												
	Depth: Page: 3390												
	<table border="1"> <tr> <td>Full Value:</td> <td>347,955</td> </tr> <tr> <td>Assessment:</td> <td>93,600</td> </tr> <tr> <td>STAR Savings:</td> <td>0.00</td> </tr> <tr> <td>Tax Amount:</td> <td>2,136.08</td> </tr> <tr> <td>Tax Paid:</td> <td>2,136.08</td> </tr> <tr> <td>Balance:</td> <td>0.00</td> </tr> </table>	Full Value:	347,955	Assessment:	93,600	STAR Savings:	0.00	Tax Amount:	2,136.08	Tax Paid:	2,136.08	Balance:	0.00
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Assessment:	93,600												
STAR Savings:	0.00												
Tax Amount:	2,136.08												
Tax Paid:	2,136.08												
Balance:	0.00												

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	12,794,743	93,600	22.683351	2,123.16
Hunter Pub Lib	62,882	93,600	0.111481	10.43
Mtn Top Lib	15,000	93,600	0.026593	2.49

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/23/25	DEEPESH PATEL	12407818	2,136.08	

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](#)



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) Swiss Chalet Holdings LLC acknowledge receipt of a copy of this disclosure form:

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

DocuSigned by:

Deepesh Patel

1FF05CC13B8D4C5...

Date: _____

Date: 11/13/2023

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:
Deepesh Patel 11/13/2023

Seller Date
1FF05CC13B8D4C5...

Seller Date

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): _____

☒ [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.

DocuSigned by: <u>Deepesh Patel</u> 11/13/2023			
Seller	1FF05CC13B8D4C5...	Seller	
Purchaser		Purchaser	
Theodore Banta III & Konrad Roman		Theodore Banta III & Konrad Roman	
DocuSigned by: <u>Ted Banta</u> 11/9/2023		DocuSigned by: <u>Ted Banta</u> 11/9/2023	
Agent	75F0C5617FD84BF...	Agent	



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) Swiss Chalet Holdings LLC

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

Buyer/Tenant/Seller/Landlord Signature  Date: 11/13/2023

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.

DISCLOSURE TO SELLER REGARDING PROPERTY CONDITION DISCLOSURE STATEMENT

As the seller of residential real property, you are required by law to complete and sign a Property Condition Disclosure Statement as prescribed by Real Property Law 462(2) and cause it, or a copy thereof, to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

A copy of the Property Condition Disclosure Statement containing the signatures of both the buyer and seller must be attached to the real estate purchase contract.

If you acquire knowledge which renders materially inaccurate a Property Condition Disclosure Statement previously provided, you must deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable.

In no event, however, will you be required to provide a revised Property Condition Disclosure Statement after the transfer of title from you to the buyer or after the buyer has commenced occupancy of the property.

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

I have received and read this disclosure notice with a copy of the Property Condition Disclosure Statement.

11/13/2023

Dated

DocuSigned by:

Deepesh Patel

1FF05CCT3B8D4C5...

Seller

Dated

Seller