

**66 Hideaway Road  
Palenville, NY 12463**

**\$124,900**



Hudson Valley Catskill Region MLS

*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](mailto:tedbanta3@yahoo.com)  
[rvwselectproperties.com/](http://rvwselectproperties.com/)



**Basics**

**Beds** 4  
**Baths** 2  
**Baths Full** 2  
**Living Area** 1628

**Details**

**Above Grd Fin Area:** 1628  
**Below Grd Fin Area:** 0  
**Sub Type:** Mobile Home

**Garage Spaces:** 1  
**Year Built:** 1979  
**Acres:** 1.3

**Additional Info**

**Basement** No **Flood Plain** No

**Remarks**

A property with 2 single-wide manufactured homes, a garage, a gazebo, and a shed on 1.3 acres in Palenville. One manufactured home is 58 x 14 from 1979. The other manufactured home is 68 x 12 from 1982. Each home has 2 bedrooms, 1 bath, a living room, and a kitchen. The homes will need a full renovation or replacements. There is 1 shared well, 2 septic tanks, & 2 electric meters. The property has great proximity to the area's destinations and attractions as it's 25 minutes to Hunter Ski Mountain, 20 minutes to North-South Lake, 20 minutes to the Village of Saugerties, 20 minutes to Dutchman's Landing & the Hudson River, 15 minutes to the Village of Catskill, 30 minutes to Windham Ski Mountain, 5 minutes to Rip Van Winkle Country Club, & 25 minutes to Zoom Flume Water Park. View our 3D virtual tours & multi-media website of the homes and property.

Residential Active  
MLS# 20252259

66 Hideaway Road  
Palenville, NY 12463  
County: Greene

\$124,900  
Public Report

|                                   |       |                             |   |
|-----------------------------------|-------|-----------------------------|---|
| <b>Beds:</b>                      | 4     | <b>Sub-Type:</b>            | Mobile Home                             |
| <b>Baths - Total (F,H)</b>        | 2     | <b>Township:</b>            | Catskill                                |
|                                   | (2,0) | <b>Town</b>                 | Palenville                              |
| <b>Basement YN:</b>               | No    | <b>(Taxable):</b>           |   |
| <b>Living Area:</b>               | 1,628 | <b>911 Address:</b>         | 66-68 Hideaway Rd, Palenville, NY 12463 |
| <b>Above Grade Finished Area:</b> | 1,628 | <b>Lot Size Acres:</b>      | 1.3                                     |
| <b>Below Grade Finished Area:</b> | 0     | <b>Zoning:</b>              | 08-RA-1.5                               |
|                                   |       | <b>Zoning</b>               | 08-RA-1.5 271                           |
|                                   |       | <b>Description:</b>         | Mfg Housings                            |
|                                   |       | <b>Year Built:</b>          | 1979                                    |
|                                   |       | <b>New Construction YN:</b> | No                                      |
|                                   |       | <b>Flood Plain YN:</b>      | No                                      |
|                                   |       | <b>Garage YN:</b>           | Yes                                     |
|                                   |       | <b>Attached</b>             | No                                      |
|                                   |       | <b>Garage YN:</b>           |   |
|                                   |       | <b>Garage</b>               | 1                                       |
|                                   |       | <b>Spaces:</b>              |   |
|                                   |       | <b>Lease</b>                | No                                      |
|                                   |       | <b>Considered YN:</b>       |   |



**Public Remarks:** A property with 2 single-wide manufactured homes, a garage, a gazebo, and a shed on 1.3 acres in Palenville. One manufactured home is 58 x 14 from 1979. The other manufactured home is 68 x 12 from 1982. Each home has 2 bedrooms, 1 bath, a living room, and a kitchen. The homes will need a full renovation or replacements. There is 1 shared well, 2 septic tanks, & 2 electric meters. The property has great proximity to the area's destinations and attractions as it's 25 minutes to Hunter Ski Mountain, 20 minutes to North-South Lake, 20 minutes to the Village of Saugerties, 20 minutes to Dutchman's Landing & the Hudson River, 15 minutes to the Village of Catskill, 30 minutes to Windham Ski Mountain, 5 minutes to Rip Van Winkle Country Club, & 25 minutes to Zoom Flume Water Park. View our 3D virtual tours & multi-media website of the homes and property.

**Possession:** Close Of Escrow

**Status Change Timestamp:** 06/14/2025

**Original List Price:** \$149,900

**List Price:** \$124,900

**School District:** Catskill School District  
**List Price/SqFt:** \$76.72

|                                     |            |
|-------------------------------------|------------|
| <b>Tax Annual Amount:</b>           | \$2,956    |
| <b>General Tax:</b>                 | \$0        |
| <b>School Tax:</b>                  | \$1,928.08 |
| <b>Town Tax:</b>                    | 1,027.27   |
| <b>Tax Assessed Value:</b>          | \$55,600   |
| <b>Assessors Full Market Value:</b> | \$198,571  |

|                           |               |
|---------------------------|---------------|
| <b>Parcel Number:</b>     | 169.00-2-11.2 |
| <b>Tax Block:</b>         | 11.2          |
| <b>Tax Lot:</b>           | 2             |
| <b>Tax Exemptions YN:</b> | No            |
| <b>Tax Legal</b>          | 271 Mfg       |
| <b>Description:</b>       | Housings      |

| Room Name | Level | Length | Width | Remarks                        | Room Name   | Level | Length | Width | Remarks                        |
|-----------|-------|--------|-------|--------------------------------|-------------|-------|--------|-------|--------------------------------|
| Bedroom   | First |        |       | Yellow Trailer See Floor Plans | Bathroom    | First |        |       | Yellow Trailer See Floor Plans |
| Bedroom   | First |        |       | Yellow Trailer See Floor Plans | Bathroom    | First |        |       | Blue Trailer See Floor Plans   |
| Bedroom   | First |        |       | Blue Trailer See Floor Plans   | Laundry     | First |        |       | Yellow Trailer See Floor Plans |
| Bedroom   | First |        |       | Blue Trailer See Floor Plans   | Living Room | First |        |       | Yellow Trailer See Floor Plans |
| Kitchen   | First |        |       | Yellow Trailer See Floor Plans | Living Room | First |        |       | Blue Trailer See Floor Plans   |
| Kitchen   | First |        |       | Blue Trailer See Floor Plans   |             |       |        |       |                                |

**Appliances:** Dishwasher; Dryer; Refrigerator; Washer

**Architectural Style:** Other

**Body Type:** Single Wide

**Book Information:** Liber/Book: 1188; Page: 69; Section: 169

**Construction Materials:** Aluminum Siding

**Flooring:** Carpet; Linoleum

**Heating:** Forced Air

**Interior Features:** 3 Seasons Room

**Laundry Features:** Inside

**Levels:** One

**Other Structures:** Garage(s); Gazebo; Shed(s)

**Parking Features:** Driveway; Unpaved

**Patio And Porch Features:** Porch; Screened

**Roof:** Asphalt; Rolled/Hot Mop; Shingle

**Sewer:** Septic Tank  
**View:** Neighborhood; Trees/Woods  
**Window Features:** Double Hung Window(s)



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

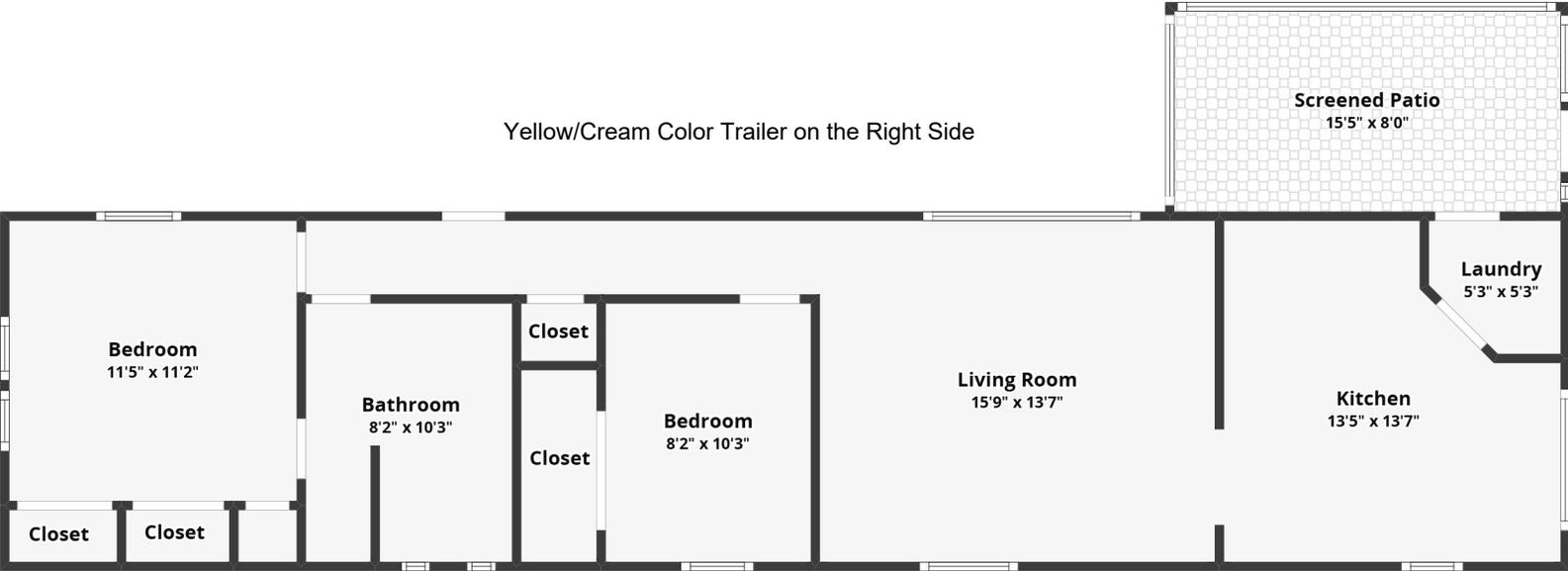
**RW**

**SELECT PROPERTIES**

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Yellow/Cream Color Trailer on the Right Side



All dimensions are approximate and subject to independent verification

Blue Trailer on the Left Side

To Detached Guest House



Entry

All dimensions are approximate and subject to independent verification

**169.00-2-7**  
Spinelli,  
Ann M.

**169.00-2-11.1**  
Miszczak,  
Edward

**169.00-2-11.2**  
Nelli, Brenda

**169.00-2-12**  
Spencer,  
James A.

**169.00-2-25**  
Edwards,  
Megan

**169.00-2-29.11**  
Lane, Walter  
J. Jr.

Hideaway Rd

Hideaway Rd

Bogart Rd

Bogart Rd

**169.00-2-7**  
Spinelli,  
Ann M.

**169.00-2-11.1**  
Miszczak,  
Edward

**169.00-2-11.2**  
Nelli, Brenda

**169.00-2-12**  
Spencer,  
James A.

**169.00-2-25**  
Edwards,  
Megan

**169.00-2-29.11**  
Lane, Walter  
J. J.

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)** \$1,027.27

**\$1,027.27**

**Pay Full**

| Tax Bill #          | SWIS   | Tax Map #        | Status           |
|---------------------|--------|------------------|------------------|
| 004353              | 192689 | 169.00-2-11.2    | Unpaid           |
| Address             |        | Municipality     | School           |
| 66 & 68 Hideaway Rd |        | Town of Catskill | Catskill Central |

| Owners            | Property Information                | Assessment Information                |
|-------------------|-------------------------------------|---------------------------------------|
| Nelli Brenda      | <b>Roll Section:</b> 1              | <b>Full Market Value:</b> 198571.00   |
| 2128 Shannon Dr   | <b>Property Class:</b> Mfg housings | <b>Total Assessed Value:</b> 55600.00 |
| Holiday, FL 34690 | <b>Lot Size:</b> 1.30               | <b>Uniform %:</b> 28.00               |

| Description   | Tax Levy | Percent Change | Taxable Value | Rate       | Tax Amount |
|---------------|----------|----------------|---------------|------------|------------|
| County Tax    | 27309370 | 0.0000         | 55600.000     | 8.10260100 | \$450.50   |
| Town Tax      | 3886524  | 3.4000         | 55600.000     | 7.98323000 | \$443.87   |
| Kiskatom fire | 282592   | 10.8000        | 55600.000     | 2.39031500 | \$132.90   |

**Total Taxes: \$1,027.27**

**FULL PAYMENT OPTION**

| From:  | To:          | Tax Amount | Penalty | Notice Fee | Total Due         |
|--------|--------------|------------|---------|------------|-------------------|
| Jan 01 | Jan 31, 2026 | \$1,027.27 | \$0.00  | \$0.00     | <b>\$1,027.27</b> |
| Feb 01 | Feb 28, 2026 | \$1,027.27 | \$10.27 | \$0.00     | <b>\$1,037.54</b> |
| Mar 01 | Mar 31, 2026 | \$1,027.27 | \$20.55 | \$0.00     | <b>\$1,047.82</b> |
| Apr 01 | Apr 30, 2026 | \$1,027.27 | \$30.82 | \$0.00     | <b>\$1,058.09</b> |
| May 01 | May 31, 2026 | \$1,027.27 | \$41.09 | \$2.00     | <b>\$1,070.36</b> |
| Jun 01 | Jun 30, 2026 | \$1,027.27 | \$51.36 | \$2.00     | <b>\$1,080.63</b> |
| Jul 01 | Jul 31, 2026 | \$1,027.27 | \$61.64 | \$2.00     | <b>\$1,090.91</b> |

| Estimated State Aid - Type | Amount      |
|----------------------------|-------------|
| County                     | 24079274.00 |
| Town                       | 538257.00   |

**Mail Payments To:**  
 Samuel Aldi  
 Receiver of Taxes  
 439 Main Street Catskill, N.Y. 12414 (518) 943-4618 X5



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: 01/12/26 01:46 pm

|   |  |                         |             |         |             |        |               |      |                    |                 |           |          |                 |             |
|---|--|-------------------------|-------------|---------|-------------|--------|---------------|------|--------------------|-----------------|-----------|----------|-----------------|-------------|
| Owner:<br>Nelli Brenda<br>2128 Shannon Dr<br>Holiday, FL 34690  | Tax Map # 169.00-2-11.2<br>Tax Bill # 005100<br>Bank Code:<br>School Code: 192601<br>Property Class: 271 | Tax Roll: 1             |             |         |             |        |               |      |                    |                 |           |          |                 |             |
| Location: 66 & 68 Hideaway Rd<br>SWIS: 192689 Catskill  | Acreage: 1.3<br>Frontage:<br>Depth:  | Liber: 1188<br>Page: 69 |             |         |             |        |               |      |                    |                 |           |          |                 |             |
| <table border="1"> <tr><td>Full Value:</td><td>198,571</td></tr> <tr><td>Assessment:</td><td>55,600</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td><b>Tax Amount:</b></td><td><b>1,928.08</b></td></tr> <tr><td>Tax Paid:</td><td>1,928.08</td></tr> <tr><td><b>Balance:</b></td><td><b>0.00</b></td></tr> </table> |  |                         | Full Value: | 198,571 | Assessment: | 55,600 | STAR Savings: | 0.00 | <b>Tax Amount:</b> | <b>1,928.08</b> | Tax Paid: | 1,928.08 | <b>Balance:</b> | <b>0.00</b> |
| Full Value:   | 198,571  |                         |             |         |             |        |               |      |                    |                 |           |          |                 |             |
| Assessment:   | 55,600   |                         |             |         |             |        |               |      |                    |                 |           |          |                 |             |
| STAR Savings:   | 0.00   |                         |             |         |             |        |               |      |                    |                 |           |          |                 |             |
| <b>Tax Amount:</b>  | <b>1,928.08</b>  |                         |             |         |             |        |               |      |                    |                 |           |          |                 |             |
| Tax Paid:   | 1,928.08   |                         |             |         |             |        |               |      |                    |                 |           |          |                 |             |
| <b>Balance:</b>   | <b>0.00</b>  |                         |             |         |             |        |               |      |                    |                 |           |          |                 |             |

(Hide Bill and Payment Details...)

| Tax Description | Tax Levy   | Taxable Value | Rate / 1000 | Tax Amount |
|-----------------|------------|---------------|-------------|------------|
| School Tax      | 21,156,603 | 55,600        | 32.926001   | 1,830.69   |
| Library Tax     | 1,125,415  | 55,600        | 1.751553    | 97.39      |

| Pmt Date | Payor        | Check #    | Tax Paid | Fees Paid |
|----------|--------------|------------|----------|-----------|
| 09/19/25 | Nelli Brenda | 0919-00024 | 1,928.08 |           |

**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](#) | [Request Certification](#)



### 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:  
*Brenda Nelli* 5/30/2025  
A2207384D79246D...

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Purchasers Agent

\_\_\_\_\_  
Sellers Agent

DocuSigned by:  
*Ted Banta*  
75F0C5617FD84BF...



# 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) Brenda Nelli acknowledge receipt of a copy of this disclosure form:

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

Signed by:  
Brenda Nelli  
A2207384D79246D...

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

Date: 5/30/2025



## Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
(518) 474-4429  
[www.dos.ny.gov](http://www.dos.ny.gov)

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

# New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

### Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

### YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: [www.dhr.ny.gov](http://www.dhr.ny.gov);
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website [https://www.dos.ny.gov/licensing/complaint\\_links.html](https://www.dos.ny.gov/licensing/complaint_links.html)
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



# Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
(518) 474-4429  
[www.dos.ny.gov](http://www.dos.ny.gov)

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

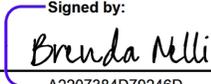
## New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit <https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Theodore Banta III & Konrad Roman (print name of Real Estate Salesperson/  
Broker) of RVW Select Properties (print name of Real Estate company, firm or brokerage)

(I)(We) Brenda Nelli

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

Buyer/Tenant/Seller/Landlord Signature  Date: 5/30/2025  
Signed by:  
A2207384D79246D...

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.