



**AUDIO RECORDING DEVICE DISCLOSURE FORM**



PROPERTY ADDRESS: \_\_\_\_\_

Owners/Landlords/Property Managers are advised that it is in violation of NYS Penal Law to mechanically overhear a conversation by having any device (or devices) recording, streaming or otherwise documenting the conversation of an individual during real estate-related activities at the property (open houses, showings etc.) if you are not a party to that conversation.

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

**DISCLOSURE**

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

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

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

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

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

Nicole B. SD 5/28/2020

SELLER/LANDLORD/PROPERTYMANAGER

DATE

Ken Miller Brewer 5.28.20

SELLER/LANDLORD/PROPERTY MANAGER

DATE

**OPTION:**

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

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

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



**ADDENDUM FORM**  
 To Purchase and Sale Contract - Utility Surcharges  
 Agricultural Districts/Farming Activity Disclosure & Uncapped Natural Gas Well Disclosure  
 Published by and issued for the Jefferson-Lewis Board of REALTORS®, Inc.



SELLER: Outskirts 1812 BUYER: \_\_\_\_\_

PROPERTY: 14211 Dodge Ave Sackets Harbor NY 13685

Check all boxes that are applicable.

- Electric Availability
- Utility Surcharge

- Agricultural Districts/Farming Activity
- Uncapped Natural Gas Well

**ELECTRIC AVAILABILITY (circle one)**

Seller represents that the above referenced property  does/  does not have utility service available to it.

SELLER: Nicole Best BUYER: \_\_\_\_\_

SELLER: Kim Miller Bauer BUYER: \_\_\_\_\_

DATE: 5.28.24 DATE: \_\_\_\_\_

**UTILITY SURCHARGES**

Seller represents that this property is subject to an electric, gas, and/or water utility surcharge specified below. Seller also represents that this property is subject to such other surcharge specified below.

Type:  electric  gas  water  other Purpose: \_\_\_\_\_

Amount: \$ \_\_\_\_\_ Payable:  monthly  yearly  other

SELLER: \_\_\_\_\_ BUYER: \_\_\_\_\_

SELLER: \_\_\_\_\_ BUYER: \_\_\_\_\_

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

**AGRICULTURAL DISTRICTS/FARMING ACTIVITY DISCLOSURE**

Pursuant to Section 310 of the Agricultural and Markets Law, a notice containing the following paragraph must be included in all purchase contracts for property that may be located either partially or wholly within an agricultural district:

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 may lie partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not limited to, activities that cause noise, dust, and odors. Prospective residents are also informed that the location of the property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. PROSPECTIVE PURCHASERS SHOULD CONTACT THE NEW CLARIFICATION REGARDING THEIR RIGHTS AND OBLIGATIONS UNDER ARTICLE 25-AA OF THE AGRICULTURE AND MARKETS LAW.

SELLER: Nicole Best BUYER: \_\_\_\_\_

SELLER: Kim Miller Bauer BUYER: \_\_\_\_\_

DATE: 5.28.24 DATE: \_\_\_\_\_

**UNCAPPED NATURAL GAS WELL DISCLOSURE (circle one)**

As the seller of residential real property, you are required by law to disclose the existence of an UNCAPPED NATURAL GAS WELL on your property of which you have actual knowledge and to disclose such fact to any purchaser of your property prior to entering into a contract for the sale of such property. (Section 242(3) of the Real Property Law).

I HAVE/ DON'T HAVE actual knowledge of an uncapped natural gas well(s) on the aforementioned property. I have received and read this disclosure notice. I authorize my agent to provide a copy of this disclosure notice to any prospective purchaser.

SELLER: Nicole Best BUYER: \_\_\_\_\_

SELLER: Kim Miller Bauer BUYER: \_\_\_\_\_

DATE: 5.28.24 DATE: \_\_\_\_\_

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