



PROPERTY INFORMATION

Name of Seller or Sellers: Robert S Harvey

Property Address: 288 Genesee Street Auburn NY 13021

NEW YORK STATE AGRICULTURAL AND MARKET LAW Section 310: Disclosure Prior to the Sale of Real Property. "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." Premises are not located partially or wholly within an agricultural district.

NEW YORK STATE REAL PROPERTY LAW Section 242: Disclosure Prior to the Sale of Real Property. The above property does not have utility electric service available to it. This property is not subject to an electrical and/or gas utility surcharge. This type of surcharge is: . The purpose of the surcharge is . The amount of the surcharge is \$. The surcharge is payable: Monthly, Annually, other basis . The above property does not have uncapped natural gas wells.

The Following Information Is Provided to the Best of the Seller's Knowledge:

Is the property or structure on a local, state or national historical register or listed on an eligibility list: Yes No

Property Tax Exemption: Yes No Basic STAR Veterans Other

HOA/Condo Fee: Yes No - Amount \$ Due: Monthly Qtrly Semi-Annual Yearly Other

Special Assessments or Other Fees: Yes No Amount \$ Due: Monthly Quarterly Semi-Annual Yearly Other - Explain:

Age of Water Heater: 6 months Capacity of Gallons: 30
Age of Furnace or Boiler: 6 months Age of Air Conditioning Unit: 6

Annual Bill for Fuel/Oil or Propane: \$ 0.00
Average Monthly Utilities: Gas \$ 0.00 Electric \$ 0.00 Total: \$

Major Improvements known to Seller (up to fifteen (15) years):

Tenants pay their own gas and eelectric in the apartments, I pay the water bills which average about \$69.00 each unit per quarter, the Restarant/Bar pays their own water bill as well as gas and electric.
2 new boilers, 1 for each of the appartment #2 2025 Apartment#1 2024.
2 new hot water heaters 1 for each apartment #2 and 1 for the Restaurany/bar 2025
Aoartment #1 Range & Refrigerator new in 2024
Apartment #2 completely remodeled including new range & refrigerator, new plumbing and kitchen counters 2026
New windows 2020
New roof 2024
New Heat/AC unit Restaurany/bar 2021
Main sewer line replaced 2019

I agree to furnish a copy of:

- 1. My deed and existing survey, if available, upon acceptance of contract for the buyer's use. Yes No
- 2. Restrictive covenants or deed restrictions of record, *if applicable*. Yes No
- 3. Condominium Bylaws, Rules, etc., *if applicable*. Yes No
- 4. Homeowner's Association Bylaws, Rules, etc., *if applicable*. Yes No
- 5. Utility bills upon request. Yes No

We make no representations or warranties either expressed or implied as to the condition of the property. Potential buyers are urged to carefully inspect the property and/or order a home inspection and/or other desired tests at buyer's expense which may address conditions or circumstances of local and national concern.

Seller 
Robert S Harvey

Date 4-29-20

Seller _____

Date _____

I have read this Property Information Form and have received a copy of it. I acknowledge that this statement is not a representation or warranty of any kind by Seller or any agent of the Seller and is not a substitute for a home inspection or other tests that are available to me to assess the condition of the property.

Buyer _____

Date _____

Buyer _____

Date _____

Revised 12.02.21