

### Disclosure of Information on 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

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
\_\_\_\_\_

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_

(ii)  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 (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or


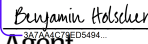
(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

#### Agent's Acknowledgment (initial)

(f)  <sup>Initial</sup> BT Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) 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.

<small>Signed by:</small>  Seller	5/27/2026	_____	_____
		Date	Seller
		_____	_____
Purchaser		Date	Purchaser
<small>Signed by:</small>  Agent	5/15/2026	_____	_____
		Date	Agent
		_____	_____
		Date	Date



# 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  
<https://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 inconsistent 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 Ben Holscher of The Holscher Group  
*(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 Ben Holscher is appointed to represent the seller in this transaction.

(I) (We) Oneonta Student Housing, LLC acknowledge receipt of a copy of this disclosure form:

Signature of {  } Buyer(s) and/or {  } Seller(s):

\_\_\_\_\_  
  
Signed by: 88D19CAB30BC46A...

\_\_\_\_\_  
 \_\_\_\_\_

Date: 5/27/2026

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



## 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 and Anti-discrimination 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 and Anti-discrimination 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.



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## 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 Ben Holscher (print name of Real Estate Salesperson/  
Broker) of The Holscher Group (print name of Real Estate company, firm or brokerage)

(I)(We) Oneonta Student Housing, LLC

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

Buyer/Tenant/Seller/Landlord Signature  Date 5/27/2026  
Signed by: 86D19CAB30BC46A...

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.



**AUDIO RECORDING DEVICE DISCLOSURE FORM**



PROPERTY ADDRESS: 70 Market Street, Oneonta, NY 13820

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.

Signed by:   
88079CAB30BC40A...

5/27/2026

SELLER/LANDLORD/PROPERTYMANAGER

DATE

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



# THE HOLSCHER GROUP

## THE HOLSCHER GROUP DISCLOSURE REGARDING PROPERTY COMMONLY KNOWN AS:

70 Market Street, Oneonta, NY 13820

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### 1. UTILITY ELECTRIC SERVICE AVAILABILITY/SURCHARGE DISCLOSURE

- The aforementioned property **DOES** have utility electric service available to it.
- The aforementioned property **DOES NOT** have utility electric service available to it.
- The aforementioned property **IS** subject to an electric, gas, and/or water utility surcharge.
- The aforementioned property **IS NOT** subject to an electric, gas, and/or water utility surcharge.

This type of surcharge is \_\_\_\_\_

The purpose of this surcharge is \_\_\_\_\_

The amount of this surcharge is \_\_\_\_\_

The surcharge is payable: Monthly  Yearly  or Other Basis \_\_\_\_\_

*This disclosure must be given to prospective purchasers or their agents prior to acceptance of a purchase offer. This disclosure is pursuant to Chapter 216 of the Laws of 1992. Effective 1/2/1994.*

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### 2. AGRICULTURAL DISTRICT DISCLOSURE

- The aforementioned property **IS OR MAY BE** located in an agricultural district.
- The aforementioned property **IS NOT** located, partially or wholly, in 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 lies 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 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 Agricultural and Markets Law.*

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### 3. UNCAPPED NATURAL GAS WELL DISCLOSURE FORM & NOTICE

- I **HAVE NO** actual knowledge of any uncapped natural gas well(s) on the aforementioned property.
- I **HAVE** actual knowledge of an uncapped natural gas well(s) on the aforementioned property.

*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 states as follows:*

*Any person, firm, company, partnership or corporation offering to sell real property on which uncapped natural gas wells are situated, and of which such person, firm, company, partnership or corporation has actual knowledge, shall inform any purchaser of the existence of these wells prior to entering into a contract for the sale/purchase of such property.*

**4. SELLER'S OIL AND GAS LEASE DISCLOSURES**

Seller **HAS NEVER** signed an Oil and/or Gas lease affecting this property.

Seller **HAS** signed an Oil and/or Gas lease affecting this property.

Seller **HAS NEVER** received any rent, bonus, payment, royalty, or other compensation for an Oil and/or Gas lease affecting this property.

Seller **HAS** received any rent, bonus, payment, royalty, or other compensation for an Oil and/or Gas lease affecting this property.

Seller **HAS NO** knowledge of an Oil and/or Gas lease (whether signed by Seller or predecessor in title) affecting this property.

Seller **HAS** knowledge of an Oil and/or Gas lease (whether signed by Seller or predecessor in title) affecting this property.

*Oil and/or Gas leases are a valid objection to title. Seller makes the following representations with knowledge that the Buyer, Buyer's attorney, title insurance company and real estate agents are relying on the truth and accuracy of Seller's representations. Liability for such representations shall survive the closing and shall not merge with any deed.*

**5. STATE OF NEW YORK AFFIDAVIT OF COMPLIANCE OF CARBON MONOXIDE DETECTOR INSTALLATION**

NY State law requires a Carbon Monoxide alarm be provided in all single, multiple family, condominium, and newly built dwellings offered for sale.

Placement:

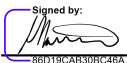
- At least one per dwelling
- Place in the immediate vicinity of bedrooms on the lowest floor level
- Place in bedroom that has any fuel burning appliance or system in it
- At least one carbon monoxide alarm shall be provided on each floor level containing sleeping units.

*Not required in any dwellings using no solid fuel appliances or systems including woodstoves, and no motor vehicle related occupancy is located in or attached to such dwelling.*

I **CURRENTLY HAVE** a Carbon Monoxide Detector in place.

I **WILL BE** installing a Carbon Monoxide Detector prior to listing.

***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:  \_\_\_\_\_  
Signed by: 86D19CAB30BC46A...

Date: 5/27/2026

Seller: \_\_\_\_\_

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

Purchaser: \_\_\_\_\_

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

Purchaser: \_\_\_\_\_

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