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Saugerties, NY 12477
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2 Old Forge Road
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5 Tinker Street
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Fax 845-679-2006

76 Main Street
Phoenicia, NY 12464
845-657-4240
Fax 845-688-5217

DISCLOSURE TO SELLER REGARDING THE PROPERTY CONDITION DISCLOSURE

As the seller of residential real property, you are required by law to complete and sign a Property Condition Disclosure Statement (hereinafter referred to as PCDS) as prescribed by Real Property Law Section S462(2) and cause it, or 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 PCDS, containing the signatures of both the buyer and seller must be attached to the real estate purchase contract. If you acquire any knowledge that renders materially inaccurate a PCDS previously provided, you must deliver a revised PCDS to the buyer as soon as practical. In no event, however, will you be required to provide a revised PCDS after the transfer of the title from you to the buyer, or after the buyer has commenced occupancy of the property. If you fail to deliver a PCDS 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 against the purchase price of the property upon the transfer of title.

I have received and read this Disclosure notice and I choose the following:

_____ to provide the Property Condition Disclosure Statement

_____ to credit the purchaser in the amount of \$500 and not to provide the Property Condition Disclosure Statement

Date: _____

Seller(s): _____

Date: _____

Buyer(s): _____