



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.state.ny.us](http://www.dos.state.ny.us)

## **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 interests. 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 can not 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 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 to negotiate the purchase and sale of real estate. 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 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 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 may 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 Mariana Bekerman & Deresia Williams (print name of licensee) of Bond New York (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

☒ Seller as a (check relationship below)

☐ Buyer as a (check relationship below)

☒ Seller's agent

☐ Buyer's agent

☐ Broker'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 \_\_\_\_\_ is appointed to represent the seller in this transaction.

(I) (We) Mr. Claude Simon acknowledge receipt of a copy of this disclosure

form: signature of ☐ Buyer(s) and/or ☒ Seller(s):

Claude Simon

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date: 12/9/19

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



**LICENSED REAL ESTATE BROKER**

Property: 6 Edwards Ln  
Glen Cove, NY 11542

Date: November 25, 2019

Owner: Claude Simon

Dear Claude,

Thank you for choosing BOND New York Properties ("BOND") to market and sell your Property. Through our agents, Mariana Bekerman & Deresia Williams, you hereby authorize BOND as a Licensed Real Estate Broker with the sole and exclusive right to sell the above listed townhouse / multi-family building (the "Property"). You represent that you are the true owner of the Property and have the authority to enter into this agreement (or have power of attorney from actual owner). You represent that the Property may be legally used for residential purposes and BOND may rely on all information you provide to BOND about the Property.

This agreement shall be in effect on the date this agreement is signed by both parties and shall remain in effect for one hundred eighty (180) days starting on 12/10/19, 20\_\_ and ending on 6/30, 2020.

You acknowledge and authorize that BOND New York Properties may offer the Property for sale at a price of \$975,000. You represent that the annual real estate taxes are \$ 16,411.76.

You hereby authorize BOND to create and direct all marketing and agree that no other advertising or marketing shall be permitted unless specifically authorized by BOND. You grant BOND permission to photograph the Property and to use those photographs in BOND's marketing materials. You agree and understand that, upon expiration or other termination of this Agreement, the rights to those photographs belong to BOND and may not be used by BOND or anyone else, including other brokers.

If the Property is sold pursuant to this Agreement, BOND's fee for service to be paid by you shall be a commission equal to six percent (6%) of total sale price of the Property. In the event that another licensed real estate broker, including any other licensed associate real estate broker or licensed real estate salesperson associated with BOND, is involved in the transaction on behalf of the purchaser, BOND shall split the commission with such cooperating broker according to a separate agreement with that broker. In no event will the commission paid by you exceed six percent (6%) of the total sale price of the Property. Payment of commission shall be disbursed from the proceeds paid to you at closing in the form of an attorney's escrow check or cashier's or official bank check.

If you enter into a contract of sale with a direct buyer (not represented by an outside broker) within 60 days of the date of this agreement, the commission paid by you will be 5%.



"Bond is a licensed real estate broker is committed to providing equal housing opportunity. We do not discriminate on the basis of race, color, national origin, religion, sex, familial status, disability, age, marital status, military status, sexual orientation, gender identity, source of income, alienage/citizenship status, domestic partnership status, lawful occupation, and any other characteristics protected by law."

**REAL PROPERTY LAW 294-b NOTICE:** At the time of closing, you may be required to deposit the broker's commission with the County Clerk in the event that you do not pay the broker his or her commission as set forth herein. Your obligation to deposit the broker's commission with the County Clerk may be waived by the broker.

During the term of this Exclusive Agreement, you agree to refer to BOND New York all inquiries, proposals and offers regarding the Property; this includes all principals and any other real estate brokers.

Within seven (7) business days after the expiration of listing term, BOND shall deliver to you in writing a list of no more than six (6) names of persons (or related entity) who inspected your Property during the listing term. If within ninety (90) days after the expiration of the listing term a contract is signed to sell the Property to a person on said list, BOND shall be entitled to the commission provided for in this exclusive agreement. You represent and warrant that if a new exclusive listing agreement is executed with another exclusive broker, you will notify the new exclusive broker of this provision and that the BOND may negotiate directly with you with respect to the persons on the list during the 90 day protected period.

In the event that you become legally entitled to retain any deposit paid to you by a person introduced to you during the term of this agreement, pursuant to a signed contract of sale, we will be entitled to 10% of said retained deposit.

BOND represents you, the seller, with respect to the sale of the Property. If another agent associated with BOND represents a potential or actual purchaser, you understand and agree that BOND will be acting as a dual agent with separately designated agents representing you and the purchaser. Please read and sign the attached New York State Disclosure Form. Pursuant to Section 443 of Article 12 of the New York Real Property Law, you consent to dual agency should that situation arise. Please initial here ES (owner's Initials).

Pursuant to Article 14 of the New York State Real Property Law, all Sellers of 1-4 Family residences must provide Purchasers with detailed Property Condition Disclosure Statements before entering into binding contracts. Purchasers will be entitled to a \$500 credit at closing if the Disclosure Statement is not timely provided. Failure to provide the Disclosure Statement does not alleviate the Seller of their obligations under the law.

You hereby acknowledge that we have informed you of your obligations under the Lead Paint Disclosure Law (42 U.S.C. 4852(d)) and that you are aware of your responsibility to ensure compliance therewith.

This agreement shall bind any personal representatives, successors or assigns of the parties. No changes to any of the provisions of this Agreement shall be made without the written acknowledgment of the Owner and a BOND Principal. Facsimile or electronic signatures shall have the same validity and effect as original signatures. Same may be executed in counterparts and taken together shall constitute the whole of this agreement.

Very truly yours,

*Mariana Bekerman*

dotloop verified  
12/09/19 4:14 PM EST  
D2L4-EKSA-A8LZ-HY54

*Derecia Williams*

dotloop verified  
12/09/19 1:22 PM EST  
9UNF-0XD4-RTLA-EC7Z

Mariana Bekerman & Derecia Williams

*Claude Simon*

Claude Simon

*Adam Taylor*

dotloop verified  
12/09/19 2:26 PM EST  
7BDE-QUV5-EFKG-YZHE

Adam Taylor  
Managing Director

12/9/19  
Date



"Bond is a licensed real estate broker is committed to providing equal housing opportunity. We do not discriminate on the basis of race, color, national origin, religion, sex, familial status, disability, age, marital status, military status, sexual orientation, gender identity, source of income, alienage/citizenship status, domestic partnership status, lawful occupation, and any other characteristics protected by law."



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#### **Dual Agent**

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This form was provided to me by Deresia Williams (print name of licensee) of Property Realms (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

☒ Seller as a (check relationship below)

☐ Buyer as a (check relationship below)

☒ Seller's agent

☐ Buyer's agent

☐ Broker's agent

☐ Broker's agent

☐ Dual agent

☐ Dual agent with designated sales agent

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☐ 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) Mr. Claude Simon acknowledge receipt of a copy of this disclosure form: signature of { ☐ } Buyer(s) and/or { ☒ } Seller(s):

Claude Simon  
\_\_\_\_\_  
\_\_\_\_\_

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

Date: 12/9/19

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

MLS# 3185284

MLS# 3185284

Property Address 6 Edwards Ln, Glen Cove, NY 11542

List Price \$975,000

**LISTING AGREEMENT FOR REAL PROPERTY  
EXCLUSIVE RIGHT TO SELL**

Commission Rates for the Sale, Lease or Management of Property Shall be Negotiated between the BROKER and the Owner  
**EMPLOYMENT**

1. The BROKER agrees to act as a special limited agent for the Owner(s) for the sole purpose of finding a Purchaser and/or Tenant to buy and/or rent the property described in the PROPERTY DATA SECTION hereinafter called PDS at the price and conditions set in the PDS. The PDS is incorporated herein by reference.
2. The parties agree that the BROKER represents the owner as seller's agent and shall cooperate with other licensed real estate brokers who are Participants in the Multiple Listing Service of Long Island, Inc. (MLSLI) (Cooperating Brokers). The owner acknowledges the BROKER must cooperate with agents who represent buyers. Such buyer's agents represent the interests of the prospective buyers only. In addition to cooperating with buyer's agents the owner authorizes the BROKER to work with seller's agents and/or broker's agents as indicated by the compensation offered in paragraph 6. The compensation to be paid to a cooperating broker representing a buyer should be inserted in paragraph 6 of this agreement.
3. BROKER agrees to use its experience and knowledge to determine the appropriate marketing plan for the property. The Owner(s) grants to the BROKER full discretion to determine an appropriate marketing plan for the property.
4. The owner shall not offer nor show their property for sale or rent to any prospective buyers or tenants but shall refer all such prospective buyers or tenants to the BROKER, nor shall the owner negotiate the sale or rental of the property with a buyer unless the BROKER participates in such negotiations.

**COPYRIGHT NOTICE**

5. The Owner(s) authorizes the BROKER to enter the information set forth in the PDS, and any photographs, images, graphics and video recordings of the owner's property whether taken by BROKER'S agent, supplied by owner or otherwise (listing content), into a listing content compilation owned by MLSLI. The Owner understands and agrees that said compilation is exclusively owned by MLSLI who alone possesses the right to publish said compilation in any media form it deems appropriate, including the World Wide Web. MLSLI may license, sell, lease and commercially utilize its compilation. Among other uses MLSLI may license or sell the listing content to aggregators who will aggregate the listing content and resell the same. Such aggregated content shall not contain any personal information about the owner other than the owner's name. If any photograph, image, graphics or video recording ("Images") are delivered by Owner to the BROKER for use in the MLSLI Compilation, by virtue of such delivery and the execution of this agreement, the Owner hereby represents and warrants that the Owner either: (1) holds all intellectual property rights including the copyrights of images or (2) has a nonexclusive, perpetual, royalty-free, worldwide license to copy, distribute, display, create derivative works, and publicly perform the images and the right to grant sublicenses through multiple tiers, and grant the same license to MLSLI.

**COMPENSATION**

6. A. The Owner(s) hereby agrees to pay the BROKER a total commission in the amount of 6 % of the selling price Or \$\_\_\_\_\_ or in the case of a rental by separate agreement. Said commission shall be shared with Cooperating Brokers as follows:  
If the Cooperating Broker is a Seller's Agent 6 % of the selling price Or \$\_\_\_\_\_  
If the Cooperating Broker is a Broker's Agent \_\_\_\_\_ % of the selling price Or \$\_\_\_\_\_  
If the Cooperating Broker is a Buyer's Agent \_\_\_\_\_ % of the selling price Or \$\_\_\_\_\_  
This commission is offered to MLSLI Participants only.  
B. Said total commission shall be earned and payable under any of the following conditions:  
(a) If the BROKER or Cooperating Broker produces a buyer ready, willing and able to purchase the property on the terms and conditions set forth in the PDS;  
(b) If through the BROKER's or Cooperating Broker's efforts a buyer and the owner(s) reach an agreement upon all the essential terms of a transaction;  
(c) If the property is sold or rented during the term of this Agreement whether or not the sale or rental is a result of the BROKER'S efforts and even if the property is sold as a result of the efforts of the Owner(s) or any other broker or agent not acting under this agreement;  
(d) If the BROKER or Cooperating Broker is the procuring cause of a transaction.
7. The above compensation shall be paid to the BROKER in the event that the owner enters into a contract of sale to sell the property or actually sells the property within a period of 90 days after the termination of the agreement to any person (buyer) who has been shown the property during the term of this agreement. This paragraph shall not apply if the Owner(s) has in good faith relisted the property with another broker after the expiration of this Agreement and Owner(s) affirms there are no current negotiations on the property.

CS  
Owner Initials

CS  
Owner Initials

**GOOD FAITH**

8. In the event the Owner(s) signs a binder/contract of sale during the term of this employment agreement, the parties agree that the expiration date set forth below shall be extended until the time that said contract of sale is fully performed or until such time as said contract fails to be performed either by its terms or because of the default of one of the parties. Nothing herein contained is intended to reduce the term of this Agreement.
9. The Owner(s) agrees at all times to act in good faith to assist the BROKER in the performance of the BROKER'S obligations and to fully cooperate with the BROKER in the BROKER'S efforts to find a buyer for the property and complete the transaction contemplated by this agreement.

**RENTAL OF THE PROPERTY**

10. Should the Owner(s) desire to rent the property or any portion thereof during the term of this agreement, the parties shall modify this agreement so as to specify the amount of the rent desired by the Owner(s); the terms of the rental; the amount of commission to be paid to the BROKER.
11. In the event the tenant purchases the real property described in the PDS during the term of the tenancy or during the occupancy of the tenant where such occupancy exceeds the original term, the Owner(s) agrees to pay the BROKER the total commission set forth in paragraph 6 hereof.

**TERM OF AGREEMENT**

12. This agreement shall commence on the date set forth below and shall terminate at midnight on \_\_\_\_\_

CS  
Owner Initials

# MISCELLANEOUS PROVISIONS

13. Any notices required to be given under this agreement shall be in writing and may be given to the party by hand delivery of such notice, confirmed facsimile or by certified e-mail.
14. ALL ORAL OR PRIOR AGREEMENTS BETWEEN THE PARTIES ARE HEREBY MERGED INTO THIS AGREEMENT AND THE PARTIES AGREE THAT THEIR RELATIONSHIP SHALL BE GOVERNED SOLELY BY THIS AGREEMENT AND NOT BY ANY OTHER PRIOR ORAL OR WRITTEN REPRESENTATIONS OR AGREEMENTS. The parties agree that no change, amendment, modification or termination of this agreement shall be binding on any party unless the same shall be in writing and signed by the parties hereto subsequent to the date of this agreement.
15. Any change to this listing agreement which would make the property unavailable for sale through the MLS, including but not limited to any withdrawal, cancellation, reduction in term of listing term or termination thereof, must be in writing signed by the BROKER in order to have any binding legal force and effect.
16. The Owner(s) understands and agrees that neither the Long Island Board of Realtors, Inc. nor the M.L.S.I. are parties to this agreement and that the BROKER is not an agent for either of said organizations and has no authority to make any representation, agreement or commitment with respect to either of said organizations other than those contained in the printed portions hereof.

## REAL PROPERTY LAW 294-b NOTICE

17. (a) Effective January 1, 2009, Broker Shall have the rights set forth in Real Property Law Section 294-b. Notice is hereby given to the seller that:  
**AT THE TIME OF CLOSING, YOU MAY BE REQUIRED TO DEPOSIT THE BROKER'S COMMISSION WITH THE COUNTY CLERK IN THE EVENT THAT YOU DO NOT PAY THE BROKER HIS OR HER COMMISSION AS SET FORTH HEREIN. YOUR OBLIGATION TO DEPOSIT THE BROKER'S COMMISSION WITH THE COUNTY CLERK MAY BE WAIVED BY THE BROKER.**  
 (b) In the event the Broker waives his or her rights under Real Property Law Section 294-b for any reason (including, but not limited to, not filing or serving an Affidavit of Entitlement specified in said Law), the parties agree that any dispute between the parties with respect to the commission earned by the Broker shall be resolved by arbitration, before National Arbitration and Mediation (NAM). The arbitration shall be governed by the rules of the National Arbitration and Mediation and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.  
 (c) In any dispute submitted to arbitration pursuant to Section 17(b) above, the Owner shall establish an escrow account with a title insurance agent or company or with a party mutually agreeable to Broker and Owner, and shall place into said escrow account an amount equal to the compensation set forth herein or the disputed amount, as the case may be. The escrow monies shall be held in escrow until the parties rights to the escrow monies have been determined either (i) by the written agreement signed by both of the parties, (ii) by an award of an arbitrator, (iii) by judgment or (iv) by some other process to which the parties agree in writing. In any action, proceeding, or arbitration to enforce this Arbitration provision, the prevailing party shall be entitled to reasonable attorney's fees, costs, and related expenses.

## INDEMNITY

18. In the event any claim or action is commenced against the BROKER or a cooperating broker as a result of the BROKER or cooperating broker obeying the lawful instructions of the Owner(s), then, and in such event, the Owner(s) hereby agrees to defend, indemnify and hold harmless the BROKER or cooperating broker in any such claim or action. Owner shall have the right to select counsel in such event, subject to the approval of the BROKER and/or cooperating broker, which approval shall not be unreasonably withheld.
19. With respect to the provisions of this agreement relating to compensation (Paragraph 6) and indemnity (Paragraph 18) cooperating brokers shall be third party beneficiaries of this agreement.

## PROPERTY CONDITION DISCLOSURE

20. The Seller is required by law to complete and sign a Property Condition Disclosure Statement and cause it, or a 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.
21. A copy of the Property Condition disclosure Statement containing the signatures of both the buyer and the seller must be attached to the real estate purchase contract.
22. If prior to closing or possession by the buyer the seller acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement previously provided, the seller must deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable.
23. If the seller fails to so deliver a Property Condition Disclosure Statement, 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.

## AUTHORIZATIONS

24. Agent ☒ (is) ☐ (is not) hereby authorized to use a lockbox. (Check one)
25. Agent ☒ (is) ☐ (is not) authorized to place a "For Sale" sign on the property. (Check one)
26. Owner(s) ☒ (gives permission) ☐ (does not give permission) to the Agent to share the keys to the property with Cooperating Brokers. (Check one)

## EXPLANATIONS

27. An "EXCLUSIVE RIGHT TO SELL" listing means that if you, the Owner(s) of the property find a buyer for your house, or if another broker finds a buyer, you must pay the agreed commission to the present broker.
28. An "EXCLUSIVE AGENCY" listing means that if you, the Owner(s) of the property find a buyer, you will not have to pay a commission to the broker. However, if another broker finds a buyer, you will owe a commission to both the selling broker and your present broker.

## EQUAL OPPORTUNITY IN HOUSING

29. The parties agree that the above listed property is to be marketed in compliance with all Federal, State, Municipal and Local Laws concerning discrimination in housing.  
 Wherever the word broker is capitalized (BROKER) in this agreement, it is intended to describe the real estate broker who is a party and signatory to this agreement and no other broker.

Owner Signature  Owner Signature \_\_\_\_\_

Owner Resident Address \_\_\_\_\_ City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone \_\_\_\_\_ Other Phone \_\_\_\_\_ Email Address \_\_\_\_\_

Date 12/9/19 MLS Office Name \_\_\_\_\_

Listing Agent Deresia Williams Co-Listing Agent \_\_\_\_\_



**\* Means Required Information**

\*Broker Load (Y or N) ☒ Y \*ML # 3185284

LOCATION	Street #:	<u>6</u>	Street Dir:		*Street Name:	<u>Edwards Ln</u>	St Suffix:	
	*Town:	<u>Glen Cove</u>	*Zone:	<u>3</u>	*Zip:	<u>11542</u>	Zip + 4:	
	Sec/Area:	<u>23</u>	*Cross St:	<u>Helen Pl</u>				
	Development:		*School District Name:	<u>Glen Cove</u>				
	*School District #:	<u>5</u>	District:		Section:		Block:	<u>66</u>
	Lot:	<u>10</u>	Zoning:		Corner Prop. (Y or N):	<u>N</u>	Cul-de-sac (Y or N):	<u>N</u>
	*Waterfront (Y or N):	<u>N</u>	Water Frontage:	<u>No</u>	Waterfront Desc.:	<u>N</u>	*Waterview (Y or N):	<u>N</u>
	Bulkhead (Y or N):		Docking Rights:	<u>No</u>	Beach Rights (Y or N):	<u>N</u>	*Adult Community (Y or N):	<u>N</u>
	Gated Property (Y or N):	<u>No</u>	Front Exposure:					
	PRICE & DATES	*Listing Price:	<u>\$975,000</u>	*Taxes (w/o exempt.):	<u>16411676</u>	Additional Village Taxes:		
Taxes W/Basic Star Exempt:		<u>14622.76</u>	*Listing Date:		*Exp Date:			
*Style:		<u>Split Level custom multi-level</u>	*Rooms:	<u>9</u>	*Bedrooms:	<u>4</u>	*Baths-Full:	<u>3</u>
*# Families:		<u>1</u>	*Detached/Att (Det-Att-Sd):	<u>Detached</u>	*# Kitchens:	<u>1</u>	*Eat In Kitchen (Y or N):	<u>NO YES</u>
*Dining Room:		<u>Yes</u>	*Den/Family Rm (Y or N):	<u>Yes</u>	*Office (Y or N):	<u>No</u>	*Attic (Y or N):	<u>Y</u>
(If 2 or more Fam.) Permit (Co-Exempt-Permit):			Permit #:		*MBR 1 <sup>st</sup> Floor (Y or N):	<u>N</u>	Handicap Access (Y or N):	
Handicap Access Desc.:		<u>subject to floor-plan review</u>						
Approx int Square Footage:		<u>3,111 approx</u>	*Basement (Crawl-Full-Part-None-Opt):	<u>Full</u>	Finished Bsmt (P-Y-N):	<u>P</u>		
*# Fireplaces:		<u>2</u>	W/W Carpet (Y or N):		Wood Floors (Y or N):	<u>Y</u>	*Approx. Year Built:	<u>1958-1981</u>
HOME CHARACTERISTICS		Skylight:	<u>7</u>	Appearance:	<u>Good</u>			
	Floor Description:	<u>Full Basement Partial finished</u>						
	Bsmt/Subfloor:							
	*1st Floor:	<u>Kitchen, Dining Room, Living Room, Den, 1 Full bath, 1 1/2 bath, Bedroom</u>						
	2nd Floor:	<u>3 Bedrooms, 3 full bath</u>						
	3rd Floor:							
	*Construction:	<u>Cedar/ Brick</u>	Garage:	<u>1/2 x 2</u>	Garage Type:	<u>Attached</u>	*Driveway (PTY-PVT-N):	<u>Paved</u>
	Deck:	<u>Cedar</u>	Patio:	<u>slate</u>	Porch:			
	*Pool:	<u>No</u>	Pool Desc.:					
	EXTERIOR	Inground Lawn Sprinklers:	<u>yes</u>	Tennis Court (Y or N):	<u>N</u>	Tennis Court Desc.:		
Horse Property:		<u>No</u>	*Lot Size:	<u>1/2 acre</u>	*Lot Sq. Footage:			
Building Size:		<u>subject to floor plan</u>						

\*1 City of Glen Cove RE Tax  
2 Nassau County RE TAX  
3 City of Glen Cove School Tax

LIVING 2343  
Garage 504  
Basement 743  
3590  
+ Deck, Patio

**Means Required Information**

\*Broker Load (Y or N) ☒ Yes \*ML # 3185284

<b>APPLIANCES</b>	*Stove: <input checked="" type="checkbox"/> *Refrigerator: <input checked="" type="checkbox"/> *Washer: <input checked="" type="checkbox"/> *Dryer: <input checked="" type="checkbox"/> *Dishwasher: <input checked="" type="checkbox"/>
<b>UTILITIES</b>	*Fuel: <u>Oil</u> *Heat: <u>oil</u> # Heating Zones: <u>5</u> Sewer (Y or N): <input checked="" type="checkbox"/> Separate Hot Water Heater: <u>yes</u>
	*A/C (Y or CAC): <u>yes</u> CAC # Zones: <u>1</u> Water (Public-Well): <u>Public</u>
<b>GREEN</b>	Green Features (Y or N): <input checked="" type="checkbox"/> Green Certified (Y or N): <input checked="" type="checkbox"/> Certification Type: _____
	Certification Year: _____ Energy Efficiency Attributes: _____
<b>OWNER/BROKER</b>	*Owner: <u>Simon</u> *Status/Showing Phone #: <u>631-805-4565 / 917-2099480</u> *Broker or Agent Owned (Y or N): <input checked="" type="checkbox"/> N
	*Seller Agency Compensation: <u>6%</u> *Buyer Agency Compensation: _____
	*Broker Agency Compensation: _____ Agency (Enter A if Agency): <input type="checkbox"/> *Exclusions (Y or N): <input type="checkbox"/> *Negotiate Direct (Y or N): <input checked="" type="checkbox"/> N
	Occupancy: <u>Vacant</u> Show Instructions: <u>Agent shows with 24 hour notice</u> Lockbox (Y or N): <input checked="" type="checkbox"/> Y Owner Financing (Y or N): <input checked="" type="checkbox"/> N
<b>REMARKS</b>	Remarks: <u>Agent shows with 24 hour notice.</u> <u>- Must provide pre-approval and/ or proof of funds with written offer</u> <u>- You do not have permission to advertise and or market this property</u>
	*Directions: _____ Property Desc.: _____ (No Contact info, Status, etc.)
<b>MISCELLANEOUS</b>	Rent Income: _____ *Also For Rent (Y or N): <input checked="" type="checkbox"/> N Rental Price: _____
	Listing Broker Compensation (For Rental): _____ Personal Property Exclusions: _____ *Supersedes (Y or N): <input checked="" type="checkbox"/> N Supersedes ML #: _____ *REO (Y or N): <input checked="" type="checkbox"/> N *Short Sale (Y or N): <input checked="" type="checkbox"/> N
<b>OPEN HOUSE</b>	Broker Open House Start Date: _____ Broker Open House End Date: _____
	Broker Open House Time: _____ Broker Open House Note: _____ Consumer Open House Start Date: _____ Consumer Open House End Date: _____ Consumer Open House Time: _____ Consumer Open House Note: _____
<b>SIGNATURES</b>	Owner Signature <u>[Signature]</u> Owner Signature _____
	Address _____ Email Address _____ Home Phone _____ Other Phone _____ Date <u>12/9/19</u> MLS Office Name _____ Listing Agent <u>Deresia Williams</u> Co-Listing Agent _____



**SALES - DISCLOSURE FOR PRE 1978 HOUSING SALES  
DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**



Seller's Name: Mr. Claude Simon

Property Address: 6 Edwards Ln

City/State/Zip/Phone: Glen Cove, NY 11542

**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 (initial)**

- CS (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):  
\_\_\_\_\_
- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- CS (b) Records and Reports available to the seller (check one below):
- ☐ 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):  
\_\_\_\_\_
- ☒ 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 one below):
- ☐ 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
- ☐ 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) 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.

Seller: Claude Simon Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: 12/9/19  
Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_ Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_  
Agent: \_\_\_\_\_ Date: \_\_\_\_\_ Agent: \_\_\_\_\_ Date: \_\_\_\_\_



To Whom it may concern,

As the owner of 6 Edwards Ln, Glen Cove, NY 11542, I have requested that any and all offers and negotiations be presented directly through the exclusive agent(s). All buyer's, buyer representative and broker's must contact the listing agent(s) for further clarification.

Best regards,

A handwritten signature in black ink, appearing to read 'Chuck Linsky'.

MLS# 3185284