



Appealing, affordable, and refurbished city home situated on a double lot overlooking the inlet. This two bedroom, 1 bath home includes an office, enclosed porch, open concept living space, south east facing deck and an addition lot perfect for play and gardening. Find quartz countertops in the kitchen, tiled bathroom, vinyl plank floors on main level, and efficient heat pumps, which keep the fully insulated house warm in the winter and cool in the summer. Easy access to Cass Park trails, the West End, and the inlet right outside your door. Plenty of parking offered in the city lots across the street.



[For more information go to www.carolbushberg.com](http://www.carolbushberg.com)



Jill Rosentel

Licensed Associate Real Estate Broker
607.280.2491
jill@carolbushberg.com



421 North Aurora Street, Ithaca, NY 14850

[Virtual Tour](#)

Active
Listing # 409094

252 Floral Ave
Ithaca, NY 14850-5020

List Price: \$265,000



Original Price: \$265,000

Sold Price: 0.00

Style: 1.5 Story/Cape Cod

Property Subtype: SngFam

Beds: 2

County: Tompkins

Baths (F/H): 1 (1 0)

Neighborhood: West Hill

Approx Sq. Ft.: 982

District: Ithaca

Price/Sq Ft: 269.86

Property Loc.: Ithaca City

Lot Sq Ft (approx): 0.2600

Subdivision:

Year Built: 1910

Lake Privileges:

Driveway: None

Lake Name:

Garage Spaces: 0

[Additional Photos](#) [Listing Summary and Documents](#)

Zoning: R-3A

Assessment: 138000

Deed Ref.: 2016/12276

Survey: Available

Current Total Taxes: 0.00

Lot Acres 0.2600

Lot Size:

AMPS: 100

Avg Mo Utilities:

Deed Restrictions: No

Living Room: 13.40x13.80 Level: Main

Master Bedroom: 13.40x13.40 Level: Upper

MainLevAprxSqFt: 0

Dining Room: 11.10x9.80 Level: Main

Bedroom 2: 10.70x9.80 Level: Main

UpperLevAprxSqft: 0

Kitchen: 11.50x7.10 Level: Main

Bedroom 3:

#Main Lev Full Baths: 1

Family Room:

Bedroom 4:

#Main Lev Half Baths: 0

Basement: Partial/Mixed,Walkup Ext Access

Insulation/Type Fiberglass

Style 1.5 Story/Cape Cod

Floor Coverings Plank,Vinyl,Wall/Wall Carpet

Construction Existing

Fireplace/Stove None

Construction Type Frame

of Fireplaces/Stoves: 0

Siding Vinyl

Appliances Convey: Dehumidifier,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove-Electric,Washer

Roof Asphalt

Energy Features: Double Pane,Prog Thermostat

Foundation Stone

Heating/Cooling: Forced Air,Heat Pump,Minisplit – AC and/or Heat

Garage/Parking None

Driveway None

Interior Features: CO Detector,High Speed Int Exist,Open Floorplan,Smoke Detector,Window Covering(s)

Fencing Front Yard,Wood

RV Hookup No

Sewer/Septic Municipal-Existing

Water Source Municipal-Existing

Exterior Features Deck,Distant View,Fencing,Flower Gardens,Porch-Enclosed/Scrn,Other - See Remarks

Disclosures: Agriculture District

Financing Remarks:

Directions : From Ithaca, house is on the left hand side heading south down Floral Ave. Park in City lot across the street.

Description: Appealing, affordable, and refurbished city home situated on a double lot overlooking the inlet. This two bedroom, 1 bath home includes an office, enclosed porch, open concept living space, south east facing deck and an addition lot perfect for play and gardening. Find quartz countertops in the kitchen, tiled bathroom, vinyl plank floors on main level, and efficient heat pumps, which keep the fully insulated house warm in the winter and cool in the summer. Easy access to Cass Park trails, the West End, and the inlet right outside your door. Plenty of parking offered in the city lots across the street.

Presented By:



Jill Rosentel

Lic: 10301201202

Primary: 607-280-2491

Secondary: 607-273-3400

Other: 607-273-3400

Email: Jill@CarolBushberg.com

Web Page: <http://www.jillrosentel.com>

Carol Bushberg Real Estate

Broker Lic.: 10491200496

421 North Aurora Street Ithaca NY 14850

607-273-3400

Fax: 607-330-7651

See our listings online:

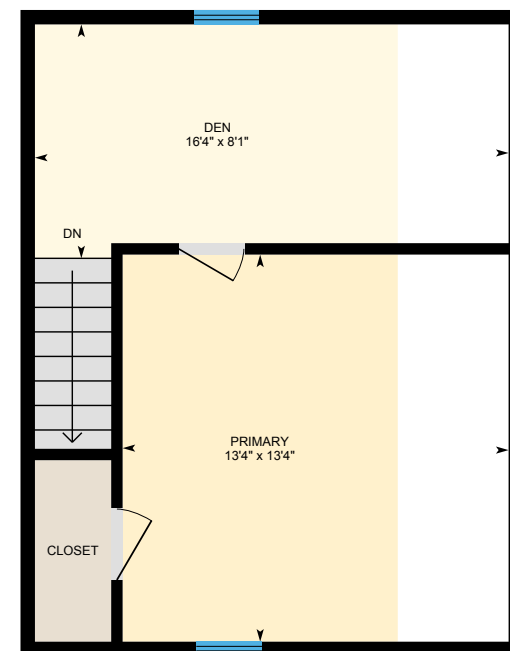
<http://www.carolbushberg.com>

252 Floral Ave, Ithaca, NY

Main Building: Above Grade Finished Area 1004.82 sq ft



Main Level
Finished Area 714.47 sq ft



Upper Level
Finished Area 290.35 sq ft

0 3 6
ft

PREPARED: 2023/07/29

252 Floral Ave, Ithaca, NY

Main Level Finished Area 714.47 sq ft
Unfinished Area 196.13 sq ft



0 3 6
ft

PREPARED: 2023/07/29



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

252 Floral Ave, Ithaca, NY

Upper Level Finished Area 290.35 sq ft
Unfinished Area 96.40 sq ft



0 2 4 ft

PREPARED: 2023/07/29



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

WARRANTY DEED

This Indenture made this 5 day of October, 2016

BETWEEN:

Donald R. Sinn, Sr. and Jacqueline Sinn of 2253 Coddington Road, Brooktondale, NY 14817

Parties of the first part, and

Jarrell Puryear, of 203 Center Street, Ithaca, NY 14850;

Party of the second part,

WITNESSETH that the parties of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, his successors, heirs, and assigns forever;

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Ithaca, County of Tompkins, and State of New York, more particularly bounded and described on the attached Schedule A.

Tax Parcel Nos.: 74.-3-14 & 74.-3-15

Commonly known as 252 & 254 Floral Avenue, Ithaca, NY 14850

TOGETHER WITH the appurtenances to and all the estate and rights of the Grantors in said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, his successors, heirs, and assigns forever.

AND parties of the first part covenant as follows:

FIRST, that the party of the second part shall quietly enjoy the said premises;

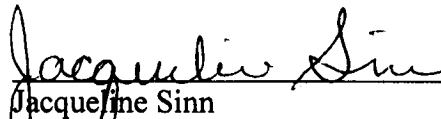
SECOND, that the parties of the first part will forever Warrant the title to said premises.

THIRD, that, in Compliance with Section 13 of the Lien Law, the parties of the first part will receive the consideration for this conveyance and will hold the right to receive the consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF


Donald R. Sinn, Sr.


Jacqueline Sinn

STATE OF NEW YORK)
COUNTY OF TOMPKINS) ss:

On this 5 day of October, 2016 before me, the undersigned, personally appeared **Donald R. Sinn, Sr.** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.


Notary Public

JOSEPH W. ALLEN
Notary Public - State of New York
No. 02AL5000530
Qualified in Tompkins County
My Commission Expires August 17, 2018

STATE OF NEW YORK)
COUNTY OF TOMPKINS) ss:

On this 5 day of October, 2016 before me, the undersigned, personally appeared **Jacqueline Sinn** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.


Notary Public

JOSEPH W. ALLEN
Notary Public - State of New York
No. 02AL5000530
Qualified in Tompkins County
My Commission Expires August 17, 2018

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Ithaca, County of Tompkins and State of New York, more particularly bounded and described as follows:

BEGINNING at a point marked by a 5/8" rebar with survey cap in the northwesterly street line of Floral Avenue, which point is 27.34 feet northwesterly from a point in the centerline of Floral Avenue, which centerline point is southwesterly a tie distance of 1,448 feet, more or less, from the intersection of said centerline with the centerline of N.Y.S. Route 79;

THENCE running South 34 degrees 06 minutes 25 seconds West, along said street line of Floral Avenue, a distance of 37.58 feet to a point;

THENCE running South 35 degrees 43 minutes 22 seconds West, along said street line of Floral Avenue, a distance of 28.64 feet to a point marked by an iron pin;

THENCE running North 54 degrees 33 minutes 17 seconds West, a distance of 35.00 feet to a point marked by an iron pin;

THENCE running North 61 degrees 46 minutes 21 seconds West, a distance of 4.00 feet to a point marked by an iron pin;

THENCE running South 33 degrees 31 minutes 54 seconds West, a distance of 5.00 feet to a point marked by an iron pin;

THENCE running North 60 degrees 04 minutes 21 seconds West, a distance of 129.64 feet to a point marked by an iron pipe;

THENCE running North 34 degrees 43 minutes 05 seconds East, passing through an iron pin at 41.61 feet, a total distance of 68.70 feet to a point marked by an iron pin;

THENCE running South 59 degrees 49 minutes 19 seconds East, a distance of 168.68 feet to the point or place of beginning, containing 0.26 acres of land, more or less.

SUBJECT TO The rights of the public in, over and across that portion of the above-described premises which lies within the bounds of the public highway.

SUBJECT TO easements and rights of way of record and as shown on the survey map hereinbelow referenced.

SUBJECT TO an agreement by instrument dated September 23, 1986 and recorded in the Tompkins County Clerk's Office on October 6, 1986 in Liber 621 of Deeds at Page 14.

REFERENCE is hereby made to a survey map entitled "SURVEY MAP ~ LANDS OF DONALD R., SR. AND JACQUELINE SINN, CITY OF ITHACA, COUNTY OF TOMPKINS, STATE OF NEW YORK prepared by Brian Klumpp, L.L.S. No. 050380, dated August 16, 2016, a copy of which is incorporated herein by reference and recorded concurrently herewith.

BEING the same premises conveyed by two deeds as follows:

1. Executor's Deed to Donald R. Sinn, Sr., and Jacqueline Sinn dated October, 1998 and recorded in the Tompkins County Clerk's Office on October 23, 1998 in Liber 832 of Deeds at Page 337; and
2. Quit Claim Deed to Donald R. Sinn being the same person as Donald R. Sinn Sr., dated July 1, 2003 and recorded in the Tompkins County Clerk's Office on July 21, 2003 as Instrument Number 436352-001.

TAX MAP NOS. 74.-3-14
AND 74.-3-15
REFERENCE DEEDS: L832/P.337
AND INSTR. NO. 436352-001



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
www.dos.ny.gov

Property Condition Disclosure Statement

Name of Seller or Sellers: Jarrell Puryear

Property Address: 252 Floral Ave, Ithaca, NY 14850

General Instructions:

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy of thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This Disclosure Statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title. In the event a seller fails to perform the duty prescribed in this article to deliver a Disclosure Statement prior to the signing by the buyer of a binding contract of sale, the buyer shall receive upon the transfer of title a credit of \$500 against the agreed upon purchase price of the residential real property.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or resident of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be construction or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

Instruction to the Seller:

- Answer all questions based upon your actual knowledge.
- Attach additional pages with your signature if additional space is required.
- Complete this form yourself.
- If some items do not apply to your property, check "NA" (Non-applicable). If you do not know the answer check "Unknown."

Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorized his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

GENERAL INFORMATION

- How long have you owned the property? 7 years
- How long have you occupied the property? tenant occupied (7yrs)
- What is the age of the structure or structures? 113 years
Note to buyer – If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint.
- Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops? ☐ Yes ☒ No ☐ Unknown ☐ NA
- Does anybody else claim to own any part of your property? If yes, explain below ☐ Yes ☒ No ☐ Unknown ☐ NA
- Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? If yes, explain below ☐ Yes ☒ No ☐ Unknown ☐ NA

Property Condition Disclosure Statement

7. Are there any features of the property shared in common with adjoining landowners or a home-owner's association, such as walls, fences or driveways? *If yes, describe below* ☐ Yes ☒ No ☐ Unknown ☐ NA
8. Are there any electric or gas utility surcharges for line extensions, special assessments or home-owner or other association fees that apply to the property? *If yes, describe below* ☐ Yes ☒ No ☐ Unknown ☐ NA
9. Are there certificates of occupancy related to the property? *If no, explain below* ☒ Yes ☐ No ☐ Unknown ☐ NA

ENVIRONMENTAL

Note to Seller:

In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

Note to Buyer:

If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

10. Is any or all of the property located in a designated floodplain? *If yes, explain below* ☐ Yes ☐ No ☒ Unknown ☐ NA
11. Is any or all of the property located in a designated wetland? *If yes, explain below* ☐ Yes ☒ No ☐ Unknown ☐ NA
12. Is the property located in an agricultural district? *If yes, explain below* ☐ Yes ☒ No ☐ Unknown ☐ NA
13. Was the property ever the site of a landfill? *If yes, explain below* ☐ Yes ☒ No ☐ Unknown ☐ NA
14. Are there or have there ever been fuel storage tanks above or below the ground on the property? ☐ Yes ☒ No ☐ Unknown ☐ NA
- If yes, are they currently in use? ☐ Yes ☐ No ☐ Unknown ☒ NA
 - Location(s)
- Are they leaking or have they ever leaked? *If yes, explain below* ☐ Yes ☒ No ☐ Unknown ☒ NA
15. Is there asbestos in the structure? *If yes, state location or locations below* ☐ Yes ☒ No ☐ Unknown ☐ NA

Property Condition Disclosure Statement

16. Is lead plumbing present? *If yes, state location or locations below* ☐ Yes ☒ No ☐ Unknown ☐ NA

17. Has a radon test been done? *If yes, attach a copy of the report* ☐ Yes ☒ No ☐ Unknown ☐ NA

18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? *If yes, describe below* ☐ Yes ☒ No ☐ Unknown ☐ NA

19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance? *If yes, attach report(s)* ☐ Yes ☒ No ☐ Unknown ☐ NA

STRUCTURAL

20. Is there any rot or water damage to the structure or structures? *If yes, explain below* ☐ Yes ☒ No ☐ Unknown ☐ NA

21. Is there any fire or smoke damage to the structure or structures? *If yes, explain below* ☐ Yes ☒ No ☐ Unknown ☐ NA

22. Is there any termite, insect, rodent or pest infestation or damage? *If yes, explain below* ☐ Yes ☒ No ☐ Unknown ☐ NA

23. Has the property been tested for termite, insect, rodent or pest infestation or damage? ☐ Yes ☒ No ☐ Unknown ☐ NA

If yes, please attached report(s)

24. What is the type of roof/roof covering (slate, asphalt, other)? asphalt

• Any known material defects? no

• How old is the roof? unknown

• Is there a transferable warrantee on the roof in effect now? *If yes, explain below* no

Property Condition Disclosure Statement

25. Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? ☐ Yes ☒ No ☐ Unknown ☐ NA

MECHANICAL SYSTEMS AND SERVICES

26. What is the water source? (Check all that apply) ☐ Well ☐ Private ☒ Municipal
☐ Other:

• If municipal, is it metered? ☒ Yes ☐ No ☐ Unknown ☐ NA

27. Has the water quality and/or flow rate been tested? ☐ Yes ☒ No ☐ Unknown ☐ NA

28. What is the type of sewage system? (Check all that apply) ☒ Public Sewer ☐ Private Sewer
☐ Septic ☐ Cesspool

- If septic or cesspool, age?
- Date last pumped?
- Frequency of pumping?
- Any known material defects? If yes, explain below ☐ Yes ☒ No ☐ Unknown ☐ NA

29. Who is your electric service provider? NYSEG
100A
circuit breakers
public
• Any known material defects? If yes, explain below ☐ Yes ☒ No ☐ Unknown ☐ NA

30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? If yes, state locations and explain below ☐ Yes ☒ No ☐ Unknown ☐ NA

31. Does the basement have seepage that results in standing water? If yes, explain below ☐ Yes ☒ No ☐ Unknown ☐ NA

Property Condition Disclosure Statement

Are there any known material defects in any of the following? *If yes, explain below. Use additional Sheets if necessary*

32. Plumbing system?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
33. Security system?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> NA
34. Carbon monoxide detector?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
35. Smoke detector?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
36. Fire sprinkler system?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> NA
37. Sump pump?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
38. Foundation/slab?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
39. Interior walls/ceilings?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
40. Exterior walls or siding?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
41. Floors?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
42. Chimney/fireplace or stove?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
43. Patio/deck?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
44. Driveway?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> NA
45. Air conditioner?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
46. Heating system?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
47. Hot water heater?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA

48. The property is located in the following school district Ithaca

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and floodplain maps).
The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached.

Property Condition Disclosure Statement

SELLER’S CERTIFICATION:

Seller certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

Seller's Signature

X Jarrell Puryear

Date 08 / 04 / 2023

Seller's Signature

X _____

Date _____

BUYER’S ACKNOWLEDGMENT:

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller or seller’s agent and is not a substitute for any home, pest, radon or other inspections or testing of the property or inspection of the public records.

Buyer's Signature

X _____

Date _____

Buyer's Signature

X _____

Date _____



DISCLOSURE FORM – PART A

Utility Surcharges/Agricultural Districts/Uncapped Natural Gas well

PROPERTY ADDRESS: 252 Floral Avenue Ithaca, NY 14850

ELECTRIC AVAILABILITY

Seller represents that electric utility service ☒ IS or ☐ IS NOT currently available at the above referenced property lot location.

UTILITY SURCHARGES

Seller represents that this property ☐ IS or ☒ IS NOT subject to an electric, gas and/or water utility surcharge specified below. Seller also represents that this property is subject to such offer surcharge specified below.

Type ☐ Electric ☐ gas ☐ water ☐ other Purpose: _____

Amount: \$ _____ Payable: ☐ monthly ☐ yearly ☐ other _____

AGRICULTURAL DISTRICTS/FARMING ACTIVITY DISCLOSURE

This property ☐ IS or ☒ IS NOT in an Agricultural District.

Pursuant to Section 310 of 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. If property is in an agricultural district, the following disclosure applies.

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.**

UNCAPPED NATURAL GAS WELL DISCLOSURE

Initial the following:

X 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. 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: Jarrell Puryear

BUYER: _____

SELLER: _____

BUYER: _____

DATE: 08 / 02 / 2023

DATE: _____



DISCLOSURE FORM – PART B

Protection Device/Oil, Gas, Mineral and Timber rights

PROPERTY ADDRESS: 252 Floral Avenue Ithaca, NY 14850

PROTECTION DEVICE DISCLOSURE

SMOKE ALARMS

The law requires that a property owner/landlord must provide working smoke detectors on each floor of all properties for sale or rent. It is the responsibility of the property owner/landlord to ensure that smoke detectors are in working order when a new owner/tenant moves in. Once a new owner/tenant moves in, it is then the new owner/tenant's responsibility to check the batteries in the smoke detector and to ensure that the unit is in good working order. New owners/tenants understand that there are legal penalties for removing the batteries from any smoke alarm.

CARBON MONOXIDE DETECTORS

As of March 6, 2003 the law requires that a property owner/landlord must provide at least one working carbon monoxide detector in each unit for sale or rent.

It is the responsibility of the property owner/landlord to ensure that the carbon monoxide detector is in working condition when a new owner/tenant moves in. Once a new owner/tenant moves in, it is then the responsibility of the new owner/tenant to check the batteries in the carbon monoxide detector and to ensure that the unit is in good working order. New owners/tenants understand that there are legal penalties for removing batteries from any carbon monoxide detector.

SELLER DISCLOSURE REGARDING OIL, GAS, MINERAL AND TIMBER RIGHTS

The owner of real property has a variety of rights that can convey with property when the property is sold to another. These rights include surface rights (the rights to build or plant crops upon the ground) and certain subsurface rights (the right to extract materials from below the ground). Among the various subsurface rights, are the rights to explore for, and remove, oil, gas and various minerals such as coal, sand and gravel. Surface and subsurface rights are often transferred together; however these rights can transfer separately. Despite the best intention of Sellers, property owners are often not aware of the extent of the oil, gas and mineral rights they may or may not own. Determining who owns the various rights to oil, gas and minerals can be complex and should only be done by an attorney and/or title company with expertise in this area. Buyers of real property are strongly encouraged to have their rights to oil, gas and minerals examined before moving forward with a purchase and sale agreement.

- ☒ Seller owns all and has not leased any oil, gas, mineral and/or timber rights.
- ☐ Seller does not own the rights to oil, gas and/or minerals.
- ☐ Seller does not own the rights to timber.
- ☐ Some oil, gas, mineral and/or timber rights have been leased by the Seller or previous owner.
- ☐ Seller has attached copies of all written oil, gas, mineral and/or timber rights leases and other documents (e.g. leases, royalty agreements) within the Seller's possession to this disclosure.
- ☐ Seller has no knowledge.

THIS IS A DISCLOSURE ONLY. Buyer has received and read this disclosure notice.

SELLER: Jarrell Puryear

BUYER: _____

SELLER: _____

BUYER: _____

DATE: 08 / 02 / 2023

DATE: _____



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

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 Jill Rosentel (print name of licensee) of Carol Bushberg Real Estate (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) Jarrell Puryear acknowledge receipt of a copy of this disclosure

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

Jarrell Puryear

Date: 08 / 02 / 2023

Date: _____



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing Discrimination Disclosure Form

Federal, State and local Fair Housing 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 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;
- 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
- 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.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing 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 Jill Rosentel (print name of Real Estate Salesperson/
Broker) of Carol Bushberg Real Estate (print name of Real Estate company, firm or brokerage)

(I)(We) Jarrell Puryear

(Real Estate Consumer/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Real Estate Consumer/Seller/Landlord Signature Jarrell Puryear Date: 08 / 02 / 2023

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.

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) JR Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d 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.

<u>Jarrell Puryear</u>	<u>08 / 02 / 2023</u>		
Seller	Date	Seller	Date
<u>Jill Rosentel</u>	<u>08 / 01 / 2023</u>		
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date