

1375060

EXCLUSIVE RIGHT TO SELL AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT ("AGREEMENT"). IF NOT FULLY UNDERSTOOD, WE RECOMMEND CONSULTING AN ATTORNEY BEFORE SIGNING.

I/WE Truster for James Lamb ("OWNER") the OWNER of property located at 20 Essex, Lisle, Shiloh, NY 11967 ("PROPERTY") do hereby give you, Anthony Testaverde ("LISTING BROKER") the exclusive right to sell the PROPERTY for \$ 99,000 from 12:01 A.M. on 7/2/2020 until 11:59 P.M. on 7/1/2021 ("LISTING PERIOD") and to make an offer of compensation to all participants of the OneKey Multiple Listing Service, LLC (OneKey MLS) authorized under law to receive a commission. OWNER and LISTING BROKER agree that they are contractually bound by this AGREEMENT as of the Effective Date.

Further, OWNER and LISTING BROKER agree that no marketing, promotion, sales activity, or showing of the PROPERTY shall take place until the LISTING CONTENT is entered into the OneKey MLS system and made available to other OneKey Participants on 7/2/20 (insert date).

No provision of this AGREEMENT is intended to nor shall be understood to establish or imply any contractual relationship between the OWNER and OneKey MLS and/or any REALTOR® Associations nor has OneKey MLS and/or any REALTOR® Associations in any way participated in any of the terms of this AGREEMENT, including the commission to be paid.

COMPENSATION

1. The OWNER hereby agrees to pay the LISTING BROKER a total commission in the amount of 6 % of the selling price or \$ _____.
- Owner also agrees that said commission shall be shared with Cooperating Brokers as follows:
- If the Cooperating Broker is a Seller's Agent 2 % of the selling price or \$ _____.
- If the Cooperating Broker is a Broker's Agent 2 % of the selling price or \$ _____.
- If the Cooperating Broker is a Buyer's Agent 2 % of the selling price or \$ _____.
- This commission is offered to OneKey Participants only.


OWNER INITIAL

COMMISSION EARNED AND OWNER(S) OBLIGATIONS AFTER THE EXPIRATION/TERMINATION OF AGREEMENT

2. A commission shall be earned and payable under any of the following conditions: (a) If the LISTING BROKER or cooperating broker produces a buyer ready, willing and able to purchase the PROPERTY on such terms and conditions acceptable to the OWNER; (b) If through the LISTING BROKER's or cooperating broker's efforts a buyer and the OWNER reach an agreement upon all the essential terms of a transaction; (c) If the PROPERTY is sold or transferred during the term of this LISTING AGREEMENT whether or not the sale or transfer is a result of the LISTING BROKER's efforts and even if the PROPERTY is sold or transferred as a result of the efforts of the OWNER or any other broker or agent not acting under this LISTING AGREEMENT; (d) If the LISTING BROKER or cooperating broker is the procuring cause of a transaction. If within _____ days after the expiration or termination of the LISTING PERIOD, OWNER accepts a purchase offer on the PROPERTY from any person to whom the PROPERTY has been shown during the LISTING PERIOD, OWNER will pay LISTING BROKER the aforementioned commission/fee as if LISTING BROKER had made the sale provided the PROPERTY goes to closing. The preceding sentence shall not apply if OWNER in good faith enters into a valid listing agreement for the PROPERTY with another New York State licensed real estate broker after the expiration or termination of this AGREEMENT.
3. If OWNER terminates this LISTING AGREEMENT or the LISTING BROKER's authority provided herein prior to the end of the LISTING PERIOD, the LISTING BROKER shall retain its contract rights (including but not limited to recovery of its commission, advertising expenses and/or any other damages incurred) by reason of OWNER's termination.

MARKETING

4. OWNER grants to the LISTING BROKER full discretion to determine the appropriate marketing approach for the PROPERTY. LISTING BROKER will undertake to find a ready, willing, and able purchaser and in order to do so will engage in marketing activity which may include all forms of advertising.

AUTHORIZATION FOR "FOR SALE" SIGN AND OTHER SERVICES

5. LISTING BROKER (is) ☒ (is not) authorized to place a "For Sale" sign on the PROPERTY. (Check one)
6. LISTING BROKER (is) ☒ (is not) authorized to use a lockbox. (Check one)
7. OWNER (gives permission) ☒ (does not give permission) to the LISTING BROKER to share keys to the PROPERTY with cooperating brokers. (Check one)

RENTAL OF PROPERTY

8. Should the OWNER desire to rent the property during the period of this agreement, LISTING BROKER is hereby granted the sole and exclusive right to rent the PROPERTY. OWNER agrees to pay LISTING BROKER a rental commission of _____. The commission for the lease term is due and payable (check one) _____ upon the execution of the lease _____ upon the date of occupancy. The commission for any renewal thereof, is due and payable upon the commencement of each renewal term. In the event the Property is sold during the term of the lease, the OWNER shall owe the LISTING BROKER the commission as set forth in paragraph 1 above.

ADDITIONAL POINTS

9. Additional Points of Agreement, if any:
-
-

ALL MODIFICATIONS TO BE MADE IN WRITING

10. OWNER and LISTING BROKER 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.

MAINTENANCE OF PROPERTY

11. OWNER is responsible for the condition, maintenance and/or utilities for the PROPERTY including snow removal and lawn maintenance. OWNER agrees to indemnify and hold harmless the LISTING BROKER and cooperating brokers from any claim arising out of personal injuries to any persons injured on the PROPERTY and/or loss or damage to personal property except if caused by the gross negligence of the LISTING BROKER or cooperating broker. OWNER shall have the right to select counsel in such event, subject to the approval of the LISTING BROKER and/or cooperating broker, which approval shall not be unreasonably withheld.

HOME EQUITY THEFT PROTECTION ACT

12. OWNER acknowledges that OWNER is aware of the Home Equity Theft Prevention Act and particularly the provisions of Section 265 of the Real Property Law of the State of New York. In order to ensure compliance with same, OWNER warrants and represents that:

- (a) OWNER is not in default of any mortgage affecting real property by reason of there being payments due and unpaid on any mortgage for two (2) months or more;
- (b) there are no actions pending against the real property to foreclose a mortgage; and
- (c) the PROPERTY is not shown as an active property on a tax lien sale list and all real estate taxes have been paid through the next lien date.

13. In the event that the above circumstances change after the execution of this listing agreement, OWNER hereby covenants and agrees that OWNER will communicate with LISTING BROKER regarding any of the matters referred to above in subparagraph (a), (b) or (c) and to keep LISTING BROKER fully apprised of same.

ESCROW AND RECOVERY OF FEES

14. (a) Escrow. If, for any reason, LISTING BROKER is not paid the compensation set forth herein on the due date, OWNER shall establish an escrow account with a party mutually agreeable to LISTING BROKER and OWNER or a title insurance agent or company, and shall place into said escrow account an amount equal to the compensation set forth herein. The escrow monies shall be paid by OWNER to said escrow agent and shall be held in escrow until the parties' rights to the escrow monies have been determined (i) by the written agreement of the parties; (ii) pursuant to an arbitration award; (iii) by order of a court of competent jurisdiction; or (iv) some other process to which the parties agree to in writing.

(b) Commission Escrow Act. Alternatively, LISTING BROKER shall have the right to exercise LISTING BROKER's rights under the Commission Escrow Act and specifically, Real Property Law Section 294-b. The provisions of said law may require the deposit of the commission claimed by LISTING BROKER, with the County Clerk in the County in which the property is located. Notice is hereby given in accordance with Section 294-b(4)(k) as follows:

AT THE TIME OF CLOSING, YOU MAY BE REQUIRED TO DEPOSIT THE BROKER'S COMMISSION WITH THE COUNTY CLERK IN THE EVENT THAT OWNER DOES 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.

(c) Attorney Fees. In any action, proceeding or arbitration to enforce any provision of this AGREEMENT, or for damages caused by default, the prevailing party shall be entitled to reasonable attorney fees, costs and related expenses, such as expert witness fees and fees paid to investigators. In the event LISTING BROKER hires an attorney to enforce the collection of any commission due hereunder and is successful in collecting all or any portion thereof with or without commencing a legal action or proceeding, OWNER agrees to pay the reasonable attorney fees, costs and related expenses incurred by LISTING BROKER.

INDEMNITY

15. In the event any claim or action is commenced against the LISTING BROKER or a cooperating broker as a result of the LISTING BROKER or cooperating broker obeying the lawful instructions of the OWNER, then, and in such event, the OWNER hereby agrees to defend, indemnify and hold harmless the LISTING 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 LISTING BROKER and/or cooperating broker, which approval shall not be unreasonably withheld.

16. With respect to the provisions of this AGREEMENT relating to compensation, escrow, recovery of fees, and indemnity cooperating brokers shall be third-party beneficiaries of this AGREEMENT.

PROPERTY CONDITION DISCLOSURE

17. As the owner of residential real property, OWNER must complete and sign a Property Condition Disclosure Statement as required by Real Property Law §462(2) 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. A copy of the Property Condition Disclosure Statement containing the signatures of both the buyer and the OWNER must be attached to the real estate purchase contract. If OWNER acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement previously provided, OWNER must deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, will OWNER be required to provide a revised Property Condition Disclosure Statement after the transfer of title from OWNER to the buyer or after the buyer has commenced occupancy of the PROPERTY. If OWNER fails to deliver a Property Condition Disclosure Statement 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 \$500.00 against the purchase price of the PROPERTY upon the transfer of title.

COPYRIGHT NOTICE

18. The OWNER authorizes the LISTING BROKER to enter information and any photograph, image, graphics or video recording, virtual tours, drawings, written descriptions, remarks, narratives, pricing information, and other copyrightable elements relating to the PROPERTY whether taken by the LISTING BROKER's agent, supplied by OWNER, or otherwise ("LISTING CONTENT"), into a listing content compilation owned by OneKey MLS. The OWNER understands and agrees that said compilation is exclusively owned by OneKey who alone possess the right to publish said compilation in any media form it deems appropriate. LISTING CONTENT may be aggregated with that of other properties listed by participants in OneKey MLS, computer online networks and websites and become copyrightable data pursuant to agreements with LISTING BROKER and such other third parties. By the act of submitting any LISTING CONTENT to OneKey MLS, the LISTING BROKER has been authorized to grant and also thereby does grant authority to OneKey MLS to include the LISTING CONTENT in its copyrighted MLS compilation and also in any statistical report. OneKey MLS may license, sell, lease, and commercially utilize its compilation. Among other uses OneKey MLS may license or sell the LISTING CONTENT to aggregators who will aggregate the LISTING CONTENT and resell the same. If any LISTING CONTENT are delivered by OWNER to the LISTING BROKER for use in the OneKey MLS 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 the LISTING CONTENT; or (2) has a nonexclusive, perpetual, royalty-free, worldwide license to copy, distribute, display, create derivative works, and publicly perform the LISTING CONTENT and the right to grant sublicenses through multiple tiers.

19. OWNER hereby grants to LISTING BROKER a non-exclusive, irrevocable, worldwide, royalty free license to use, sublicense through multiple tiers, publish, display, reproduce and distribute the LISTING CONTENT or any derivative works thereof. OWNER agrees to indemnify LISTING BROKER from any claim of infringement relating to the same. OWNER acknowledges and agrees that as between OWNER and LISTING BROKER, all LISTING CONTENT developed by either the OWNER or the LISTING BROKER is deemed owned exclusively by LISTING BROKER, and OWNER has no right, title or interest in it.

ACKNOWLEDGEMENT

20. OWNER has read and understands this LISTING AGREEMENT and does hereby acknowledge receipt of a copy thereof. 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. This AGREEMENT is the entire agreement between the parties and may not be changed except in a writing signed by both parties. This LISTING AGREEMENT

Residential Property Data Section

Public/Private: Private

Privacy

Location

Street #: 20 Street Dir: _____ Street Name: Essex Circle St
Suffix: _____ St Dir Suffix: _____ St Type: _____
County: Suffolk Town: Brockhampton
Zone: _____ Zip: 11967 Sec./Area: _____
Cross Street: William Floyd Pkwy
Development: _____ District: 0200
Section: 880.00 Block: 04.00 Lot: 012.000
Zoning: _____ Adult Community: NO Minimum Age: _____
School Dist. Name: William Floyd
High School: William Floyd Junior Middle School: _____
Elementary School: _____

Location Features:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Close to Bus | <input type="checkbox"/> Close to Shops | <input type="checkbox"/> Privacy |
| <input type="checkbox"/> Close to Park | <input type="checkbox"/> Cul-De-Sac | <input type="checkbox"/> Protected Wetland |
| <input checked="" type="checkbox"/> Close to Railroad | <input type="checkbox"/> Horse Property | <input type="checkbox"/> Tot Lot |
| <input type="checkbox"/> Close to School | <input type="checkbox"/> Near Public Transportation | |

Price/Dates

As a Licensed Realtor you must provide true and accurate information to the consumer, including taxes. By not doing so is a direct violation of MLS Rules, Code of Ethics and DOS regulations. Fines for violations could be up to \$15,000. A list of counties, townships and villages including contact info to verify taxes may be found under MLS/LIBOR Links on the Info Center.

Price Range Listing?: _____ Listing Price: 99,000
Taxes (without exemption): 11,026.60 Additional Village Taxes: _____

Included in Taxes:

☒ Sewer ☒ Trash ☒ Water

Assessed Value: _____

Dates:

Listing Date: 7/2/20 Exp Date: 7/1/2022

Characteristics

Style: Colonial Detached/Attached: Det # Levels: _____
Rooms: 10 Total Rms Finished: 10
Bedrooms: 3 Baths - Full: 2 Baths - Half: 1
Kitchens: 1 # Families: 1
Permit: _____ Permit#: _____

Units (multi - family only)

Unit Number: _____ Floor Location: _____
Unit Rooms: _____ Unit Bedrooms: _____
Unit Baths Full: _____ Unit Baths Half: _____
Unit Approximate Sqft: _____
Unit Description: _____

Unit Appliances:

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Oven/Range |
| <input type="checkbox"/> Dryer | <input type="checkbox"/> Refrigerator |
| <input type="checkbox"/> Energy Star Appliance(s) | <input type="checkbox"/> Washer |
| <input type="checkbox"/> Microwave | |

Unit Occupancy: _____ Unit Leased: _____ Unit Lease End Date: _____
Unit Rent Description: _____

1Bedrooms: _____
2Bedrooms: _____
3Bedrooms: _____
4Bedrooms: _____
Total Vacancies: _____

Tenant Pays:

- | | |
|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> All Utility | <input type="checkbox"/> Heat |
| <input type="checkbox"/> Cooking Gas | <input type="checkbox"/> None |
| <input type="checkbox"/> Electric | <input type="checkbox"/> See Remarks |
| <input type="checkbox"/> Gas | <input type="checkbox"/> Water |

Gas Meters: _____ # Electric Meters: _____ # Heat Units: _____
Gross Operating Income: _____ Adjusted GOI: _____
Maintenance Expense: _____ Fuel Expenses: _____
Insurance Expenses: _____ Trash Removal Expenses: _____
Water Expenses: _____ Other Expenses: _____

Attic:

- | | | |
|-----------------------------------|---|--------------------------------------|
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Partial | <input type="checkbox"/> See Remarks |
| <input type="checkbox"/> Finished | <input type="checkbox"/> Partially Finished | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Full | <input type="checkbox"/> Pull Stairs | <input type="checkbox"/> Walkup |
| <input type="checkbox"/> None | <input type="checkbox"/> Scuttle | |

Approx Int Square Footage: _____

Fireplaces: NO Approx Year Built: 2005
Year Built Exception: _____ New Construction: NO
Year Renovated: _____ Appearance: Poor

Rooms

Level: 1st Type: Main Floor
Description: Living Room, Kitchen, Dining Room, Family Room 1/2 Bath
Level: 2nd Type: Bedrooms
Description: 3 Bedrooms, 2 Full Baths
Level: _____ Type: _____
Description: _____

Exterior/Util

Construction:

- | | | |
|---|---|--|
| <input type="checkbox"/> Advanced Framing Technique | <input checked="" type="checkbox"/> Frame | <input type="checkbox"/> Manufactured |
| <input type="checkbox"/> Batt Insulation | <input type="checkbox"/> HERS | <input type="checkbox"/> Modular |
| <input type="checkbox"/> Block | <input type="checkbox"/> Insulated Concrete Forms | <input type="checkbox"/> NAHB Green-Bronze |
| <input type="checkbox"/> Blown-In Insulation | <input type="checkbox"/> LEED | <input type="checkbox"/> NAHB Green-Gold |
| <input type="checkbox"/> Brick | <input type="checkbox"/> LEED-Gold | <input type="checkbox"/> NAHB Green-Silver |
| <input type="checkbox"/> Cellulose Insulation | <input type="checkbox"/> LEED-Platinum | <input type="checkbox"/> Other/See Remarks |
| <input type="checkbox"/> Energy Star | <input type="checkbox"/> LEED-Silver | <input type="checkbox"/> Post and Beam |
| <input type="checkbox"/> Fiberglass Insulation | <input type="checkbox"/> Log | |

Siding:

- | | | | |
|--|---|--|--------------------------------|
| <input checked="" type="checkbox"/> Aluminum | <input type="checkbox"/> Cedar Shake | <input type="checkbox"/> Masonry | <input type="checkbox"/> T111 |
| <input type="checkbox"/> Asbestos | <input type="checkbox"/> Clap Board | <input type="checkbox"/> Other/See Remarks | <input type="checkbox"/> Vinyl |
| <input type="checkbox"/> Block | <input type="checkbox"/> Concrete Fiber Board | <input type="checkbox"/> Shingle | <input type="checkbox"/> Wood |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Hardiplank | <input type="checkbox"/> Stone | |
| <input type="checkbox"/> Cedar | <input type="checkbox"/> Log | <input type="checkbox"/> Stucco | |

Building Features:

- | | | |
|---|--|---|
| <input type="checkbox"/> Above Ground Pool | <input type="checkbox"/> Fire Escape | <input type="checkbox"/> Security System |
| <input type="checkbox"/> Cable | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Solar Panels Leased |
| <input type="checkbox"/> Common Laundry | <input type="checkbox"/> Handicapped | <input type="checkbox"/> Solar Panels Owned |
| <input type="checkbox"/> Existing Screens | <input type="checkbox"/> Hardwood Floors Exist | <input type="checkbox"/> Water Conditioner Owned |
| <input type="checkbox"/> Existing Storms | <input type="checkbox"/> In Ground Pool | <input type="checkbox"/> Water Conditioner Rented |
| <input type="checkbox"/> Existing Thermal Windows | <input type="checkbox"/> Master Bath | |

Building Size: _____ Driveway: P/T # Parking Spaces: _____

Basement:

- ☐ Bilco Door(s)
- ☐ Crawl
- ☐ Finished
- ☐ Full

- ☒ None
- ☐ Opt
- ☐ Partial
- ☐ Partially Finished

- ☐ See Remarks
- ☐ Slab
- ☐ Unfinished
- ☐ Walk Out

Interior Features:

- ☐ 1st Fl Master Bedroom
- ☐ 1st Floor Bedrm
- ☐ ADA Inside
- ☐ Cathedral/Vaulted/High Ceiling
- ☒ Den/Family Room
- ☒ Eat in Kitchen
- ☐ Elevator
- ☐ Exercise Room
- ☒ Formal Dining Room
- ☐ Foyer
- ☐ Granite Countertops

- ☐ Guest Quarters
- ☐ Hardwood Floors As Seen
- ☐ Home Office
- ☐ Legal Accessory Apartment
- ☐ Lr/Dr
- ☐ L-Shaped Dining Room
- ☐ Marble Bath
- ☐ Marble Countertops
- ☐ Master Bath
- ☐ Pantry
- ☐ Powder Room

- ☐ Sauna/Steam Room
- ☐ Security System
- ☐ Sky Light
- ☐ Sprinkler Fire Sys
- ☐ Storage
- ☐ Walk In Closet
- ☐ Walk Out Basement
- ☐ Wall To Wall Carpet
- ☐ Wetbar
- ☐ Wood Burning Stove

Included:

- ☐ A/C Units
- ☐ Air Filter System
- ☐ Alarm System
- ☐ Attic Fan
- ☐ Awning
- ☐ B/I Audio/Visual Equip
- ☐ B/I Shelves
- ☐ Basketball Hoop
- ☐ Bread Warmer
- ☐ Ceiling Fan
- ☐ Central Vacuum
- ☐ Chandelier(s)
- ☐ Compactor
- ☐ Convection Oven
- ☐ Cook Top
- ☐ Craft/Table/Bench
- ☐ Curtains/Drapes
- ☐ Dehumidifier
- ☒ Dishwasher
- ☐ Disposal
- ☐ Door Hardware
- ☒ Dryer
- ☐ Energy Star Appliance(s)
- ☐ Entertainment Cabinets
- ☐ Fireplace Equip

- ☐ Flat Screen TV Bracket
- ☐ Freezer
- ☐ Front Gate
- ☐ Garage Door Opener
- ☐ Garage Remote
- ☐ Gas Grill
- ☐ Gas Tank
- ☐ Generator
- ☐ Greenhouse
- ☐ Hot Tub
- ☐ Humidifier
- ☐ Intercom
- ☐ Lawn Maint Equip
- ☐ Light Fixtures
- ☐ Low Flow fixtures
- ☐ Mailbox
- ☐ Microwave
- ☐ Nanny Cam/Comp Serv
- ☒ Oven/Range
- ☐ Pellet Stove
- ☐ Playset
- ☐ Pool Equip/Cover
- ☒ Refrigerator
- ☐ Screens
- ☐ Second Dishwasher

- ☐ Second Dryer
- ☐ Second Freezer
- ☐ Second Refrigerator
- ☐ Second Stove
- ☐ Second Washer
- ☐ See Remarks
- ☐ Shades/Blinds
- ☐ Shed
- ☐ Solar Panels Leased
- ☐ Solar Panels Owned
- ☐ Speakers Indoor
- ☐ Speakers Outdoor
- ☐ Stained Glass Window
- ☐ Storm Windows
- ☐ TV Dish
- ☐ Video Cameras
- ☐ Wall Oven
- ☐ Wall to Wall Carpet
- ☒ Washer
- ☐ Water Conditioner Owned
- ☐ Water Conditioner Rented
- ☐ Whirlpool Tub
- ☐ Whole House Ent. Syst
- ☐ Wine Cooler
- ☐ Woodburning Stove

Parking:

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> 1 Car Attached | <input type="checkbox"/> Assigned | <input type="checkbox"/> Lot Parking | <input type="checkbox"/> Private Parking |
| <input type="checkbox"/> 1 Car Detached | <input type="checkbox"/> Attached | <input type="checkbox"/> No Garage | <input type="checkbox"/> Public Parking |
| <input checked="" type="checkbox"/> 2 Car Attached | <input type="checkbox"/> Carport | <input type="checkbox"/> No Parking | <input type="checkbox"/> Storage |
| <input type="checkbox"/> 2 Car Detached | <input type="checkbox"/> Common | <input type="checkbox"/> None | <input type="checkbox"/> Street Parking |
| <input type="checkbox"/> 3 Car Attached | <input type="checkbox"/> Covered | <input type="checkbox"/> Off-Site Parking | <input type="checkbox"/> Tandem |
| <input type="checkbox"/> 3 Car Detached | <input type="checkbox"/> Detached | <input type="checkbox"/> Off-Street Parking | <input type="checkbox"/> Unassigned |
| <input type="checkbox"/> 4+ Car Attached | <input type="checkbox"/> Driveway | <input type="checkbox"/> Other/See Remarks | <input type="checkbox"/> Under Home/Ground |
| <input type="checkbox"/> 4+ Car Detached | <input type="checkbox"/> Garage Parking | <input type="checkbox"/> Party | <input type="checkbox"/> Waitlist |

Lot Size: _____ Lot Size Units: _____ Lot Sq Footage: _____

Lot Description:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Borders State Land | <input type="checkbox"/> Historic District | <input type="checkbox"/> Possible Sub Division | <input type="checkbox"/> Stone/Brick Wall |
| <input type="checkbox"/> Corner Lot | <input type="checkbox"/> Level | <input type="checkbox"/> Restrictions | <input type="checkbox"/> Wooded |
| <input type="checkbox"/> Easement | <input type="checkbox"/> Partly Wooded | <input type="checkbox"/> Sloping | |

Lot Exposure:

- | | | |
|---|--|--|
| <input type="checkbox"/> Exposure East | <input type="checkbox"/> Exposure North West | <input type="checkbox"/> Exposure South West |
| <input type="checkbox"/> Exposure North | <input type="checkbox"/> Exposure South | <input type="checkbox"/> Exposure West |
| <input checked="" type="checkbox"/> Exposure North East | <input type="checkbox"/> Exposure South East | |

Exterior Features:

- | | | |
|--|--|---|
| <input type="checkbox"/> Above Ground Pool | <input type="checkbox"/> Fenced Yard | <input type="checkbox"/> Porch |
| <input type="checkbox"/> ADA Access | <input type="checkbox"/> Fencing | <input type="checkbox"/> Private Entrance |
| <input type="checkbox"/> Additional Land | <input type="checkbox"/> Gated Community | <input type="checkbox"/> Private Roof |
| <input type="checkbox"/> Balcony | <input type="checkbox"/> Heated Parking | <input type="checkbox"/> Riding Ring |
| <input type="checkbox"/> Basketball Court | <input type="checkbox"/> In Ground Pool | <input type="checkbox"/> Roof Deck |
| <input type="checkbox"/> Deck | <input type="checkbox"/> New Windows | <input type="checkbox"/> Sprinkler Lawn Sys |
| <input type="checkbox"/> Fenced | <input type="checkbox"/> Patio | <input type="checkbox"/> Tennis |

Other Structures:

- | |
|---|
| <input type="checkbox"/> Barn(s) |
| <input type="checkbox"/> Greenhouse |
| <input type="checkbox"/> Out Building |
| <input type="checkbox"/> Stable/Paddock |
| <input type="checkbox"/> Workshop |

Garbage Removal: _____

View:

- | |
|---|
| <input type="checkbox"/> Bridge View |
| <input type="checkbox"/> City View |
| <input type="checkbox"/> Mountain Views |
| <input type="checkbox"/> Open View |
| <input type="checkbox"/> Park View |
| <input type="checkbox"/> Scenic View |
| <input type="checkbox"/> Skyline View |
| <input type="checkbox"/> View |

Waterfront Features:

- | | | |
|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Bay | <input type="checkbox"/> Lake | <input type="checkbox"/> River |
| <input type="checkbox"/> Beach | <input type="checkbox"/> Lake Association | <input type="checkbox"/> River Views |
| <input type="checkbox"/> Beach Rights | <input type="checkbox"/> Lake Rights | <input type="checkbox"/> Sound |
| <input type="checkbox"/> Bulkhead | <input type="checkbox"/> Lake Views | <input type="checkbox"/> Water Access |
| <input type="checkbox"/> Canal | <input type="checkbox"/> Lake/Pond/Stream | <input type="checkbox"/> Water Other |
| <input type="checkbox"/> Creek | <input type="checkbox"/> Lakefront | <input type="checkbox"/> Water View |
| <input type="checkbox"/> Dock/Mooring | <input type="checkbox"/> Motor Boats Allowed | <input type="checkbox"/> Waterfront |
| <input type="checkbox"/> Harbor | <input type="checkbox"/> Ocean | |
| <input type="checkbox"/> Inlet | <input type="checkbox"/> Pond | |

Water Frontage: _____

Owner/Broker

Owner: Truster For Lamb Status/Showing Phone: 516-729-1061
Listing Agent: Anthony Testaverde Listing Agent Phone#: 516-728-1061
Co-Listing Agent: _____ Co-Listing Agent Phone#: _____

Seller Agency Compensation: 2 Buyer Agency Compensation: 2
Broker Agency Compensation: 0
Agreement Type: _____ Negotiate Direct: NO Offer Presentation: NC
Occupancy: Owner
Show Instructions: by appointment
Lockbox: _____ Access for Showing: _____ Owner Financing: _____

Remarks/Misc

Broker Remarks (Info for Realtors):

Short Sale, sold as is

Directions:

Mapquest

Public Remarks is for description only. No name, PH#, refer to agent, office, status, etc.

Public Remarks (Info for consumers):

3 Bedroom, Colonial

Rent Income: _____ Also For Rent: _____ Rental Price: _____

Excluded:

- | | | |
|---|---|--|
| <input type="checkbox"/> A/C Units | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Hot Tub |
| <input type="checkbox"/> Air Filter | <input type="checkbox"/> Disposal | <input type="checkbox"/> Humidifier |
| <input type="checkbox"/> Alarm System | <input type="checkbox"/> Door Hardware | <input type="checkbox"/> Intercom |
| <input type="checkbox"/> Awnings | <input type="checkbox"/> Dryer | <input type="checkbox"/> Lap Pool |
| <input type="checkbox"/> B/I Audio/Visual Equip | <input type="checkbox"/> Entertainment Cabinets | <input type="checkbox"/> Lawn Maint Equip |
| <input type="checkbox"/> B/I Shelves | <input type="checkbox"/> Fireplace Equipment | <input type="checkbox"/> Mailbox |
| <input type="checkbox"/> Basketball Hoop | <input type="checkbox"/> Flat Screen TV Bracket | <input type="checkbox"/> Microwave Oven |
| <input type="checkbox"/> Bread Warmer | <input type="checkbox"/> Freezer | <input type="checkbox"/> Nanny Cam/Comp Serv |
| <input type="checkbox"/> Ceiling Fan | <input type="checkbox"/> Front Gate | <input type="checkbox"/> Pellet Stove |
| <input type="checkbox"/> Chandelier(s) | <input type="checkbox"/> Garage Door Opener | <input type="checkbox"/> Playset |
| <input type="checkbox"/> Compactor | <input type="checkbox"/> Garage Remote | <input type="checkbox"/> Pool Above Ground |
| <input type="checkbox"/> Convection Oven | <input type="checkbox"/> Gas Tank | <input type="checkbox"/> Pool Equip/Cover |
| <input type="checkbox"/> Craft/Table/Bench | <input type="checkbox"/> Generator | <input type="checkbox"/> Refrigerator |
| <input type="checkbox"/> Curtains/Drapes | <input type="checkbox"/> Greenhouse | <input type="checkbox"/> Screens |
| <input type="checkbox"/> Dehumidifier | <input type="checkbox"/> Grill | <input type="checkbox"/> Second Dishwasher |

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