

# Residential Property Data Section

## Privacy

Public/Private: Public.

## Location

Street #: 107 Street Dir: \_\_\_\_\_ Street Name: Rontokoma Blvd.  
St Suffix: \_\_\_\_\_ St Dir Suffix: \_\_\_\_\_ St Type: \_\_\_\_\_  
County: Suffolk Town: Centereach  
Zone: \_\_\_\_\_ Zip: 11720 Sec./Area: \_\_\_\_\_  
Cross Street: Selden Blvd.  
Development: \_\_\_\_\_ District: Middle Country.  
Section: 445 Block: 0001 Lot: 8  
Zoning: \_\_\_\_\_ Adult Community: N Minimum Age: \_\_\_\_\_  
School Dist. Name: Middle Country.  
High School: Newfield High School. Junior Middle School: \_\_\_\_\_  
Elementary School: \_\_\_\_\_

## Location Features:

- |  |   |  |
|--|---|--|
| <input 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 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: 440,000  
Taxes (without exemption): 10,200 Additional Village Taxes: \_\_\_\_\_

## Included in Taxes:

☒ Sewer ☒ Trash ☒ Water

Assessed Value: \_\_\_\_\_

## Dates:

Listing Date: 12/09/2020 Exp Date: 6/09/2021.

## Characteristics

Style: Ranch Detached/Attached: Detached # Levels: \_\_\_\_\_  
Rooms: 8 Total Rms Finished: \_\_\_\_\_  
Bedrooms: 3 Baths - Full: 2 Baths - Half: 0  
# 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: \_\_\_\_\_ Approx Year Built: 1966  
Year Built Exception: Estimated New Construction: N  
Year Renovated: 2020 Appearance: Mint

## Rooms

Level: \_\_\_\_\_ Type: \_\_\_\_\_

Description: \_\_\_\_\_

Level: \_\_\_\_\_ Type: \_\_\_\_\_

Description: \_\_\_\_\_

Level: \_\_\_\_\_ Type: \_\_\_\_\_

Description: \_\_\_\_\_

## Exterior/Util

### Construction:

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Advanced Framing Technique | <input 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 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 checked="" 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: \_\_\_\_\_ # Parking Spaces: \_\_\_\_\_



**Basement:**

- |  |   |                                      |
|--|---|--------------------------------------|
| <input type="checkbox"/> Bilco Door(s)       | <input type="checkbox"/> None               | <input type="checkbox"/> See Remarks |
| <input type="checkbox"/> Crawl               | <input type="checkbox"/> Opt                | <input type="checkbox"/> Slab        |
| <input checked="" type="checkbox"/> Finished | <input type="checkbox"/> Partial            | <input type="checkbox"/> Unfinished  |
| <input checked="" type="checkbox"/> Full     | <input type="checkbox"/> Partially Finished | <input type="checkbox"/> Walk Out    |

**Interior Features:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> 1st Fl Master Bedroom          | <input type="checkbox"/> Guest Quarters                     | <input type="checkbox"/> Sauna/Steam Room    |
| <input type="checkbox"/> 1st Floor Bedrm                | <input checked="" type="checkbox"/> Hardwood Floors As Seen | <input type="checkbox"/> Security System     |
| <input type="checkbox"/> ADA Inside                     | <input type="checkbox"/> Home Office                        | <input type="checkbox"/> Sky Light           |
| <input type="checkbox"/> Cathedral/Vaulted/High Ceiling | <input type="checkbox"/> Legal Accessory Apartment          | <input type="checkbox"/> Sprinkler Fire Sys  |
| <input type="checkbox"/> Den/Family Room                | <input type="checkbox"/> Lr/Dr                              | <input type="checkbox"/> Storage             |
| <input type="checkbox"/> Eat in Kitchen                 | <input type="checkbox"/> L-Shaped Dining Room               | <input type="checkbox"/> Walk In Closet      |
| <input type="checkbox"/> Elevator                       | <input type="checkbox"/> Marble Bath                        | <input type="checkbox"/> Walk Out Basement   |
| <input type="checkbox"/> Exercise Room                  | <input type="checkbox"/> Marble Countertops                 | <input type="checkbox"/> Wall To Wall Carpet |
| <input type="checkbox"/> Formal Dining Room             | <input type="checkbox"/> Master Bath                        | <input type="checkbox"/> Wetbar              |
| <input type="checkbox"/> Foyer                          | <input type="checkbox"/> Pantry                             | <input type="checkbox"/> Wood Burning Stove  |
| <input type="checkbox"/> Granite Countertops            | <input type="checkbox"/> Powder Room                        |  |

**Included:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> A/C Units                | <input type="checkbox"/> Flat Screen TV Bracket  | <input type="checkbox"/> Second Dryer             |
| <input type="checkbox"/> Air Filter System        | <input type="checkbox"/> Freezer                 | <input type="checkbox"/> Second Freezer           |
| <input type="checkbox"/> Alarm System             | <input type="checkbox"/> Front Gate              | <input type="checkbox"/> Second Refrigerator      |
| <input type="checkbox"/> Attic Fan                | <input type="checkbox"/> Garage Door Opener      | <input type="checkbox"/> Second Stove             |
| <input type="checkbox"/> Awning                   | <input type="checkbox"/> Garage Remote           | <input type="checkbox"/> Second Washer            |
| <input type="checkbox"/> B/I Audio/Visual Equip   | <input type="checkbox"/> Gas Grill               | <input type="checkbox"/> See Remarks              |
| <input type="checkbox"/> B/I Shelves              | <input type="checkbox"/> Gas Tank                | <input type="checkbox"/> Shades/Blinds            |
| <input type="checkbox"/> Basketball Hoop          | <input type="checkbox"/> Generator               | <input checked="" type="checkbox"/> Shed          |
| <input type="checkbox"/> Bread Warmer             | <input type="checkbox"/> Greenhouse              | <input type="checkbox"/> Solar Panels Leased      |
| <input type="checkbox"/> Ceiling Fan              | <input type="checkbox"/> Hot Tub                 | <input type="checkbox"/> Solar Panels Owned       |
| <input type="checkbox"/> Central Vacuum           | <input type="checkbox"/> Humidifier              | <input type="checkbox"/> Speakers Indoor          |
| <input type="checkbox"/> Chandelier(s)            | <input type="checkbox"/> Intercom                | <input type="checkbox"/> Speakers Outdoor         |
| <input type="checkbox"/> Compactor                | <input type="checkbox"/> Lawn Maint Equip        | <input type="checkbox"/> Stained Glass Window     |
| <input type="checkbox"/> Convection Oven          | <input type="checkbox"/> Light Fixtures          | <input type="checkbox"/> Storm Windows            |
| <input type="checkbox"/> Cook Top                 | <input type="checkbox"/> Low Flow fixtures       | <input type="checkbox"/> TV Dish                  |
| <input type="checkbox"/> Craft/Table/Bench        | <input type="checkbox"/> Mailbox                 | <input type="checkbox"/> Video Cameras            |
| <input type="checkbox"/> Curtains/Drapes          | <input type="checkbox"/> Microwave               | <input type="checkbox"/> Wall Oven                |
| <input type="checkbox"/> Dehumidifier             | <input type="checkbox"/> Nanny Cam/Comp Serv     | <input type="checkbox"/> Wall to Wall Carpet      |
| <input type="checkbox"/> Dishwasher               | <input type="checkbox"/> Oven/Range              | <input type="checkbox"/> Washer                   |
| <input type="checkbox"/> Disposal                 | <input type="checkbox"/> Pellet Stove            | <input type="checkbox"/> Water Conditioner Owned  |
| <input type="checkbox"/> Door Hardware            | <input type="checkbox"/> Playset                 | <input type="checkbox"/> Water Conditioner Rented |
| <input type="checkbox"/> Dryer                    | <input type="checkbox"/> Pool Equip/Cover        | <input type="checkbox"/> Whirlpool Tub            |
| <input type="checkbox"/> Energy Star Appliance(s) | <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Whole House Ent. Syst    |
| <input type="checkbox"/> Entertainment Cabinets   | <input type="checkbox"/> Screens                 | <input type="checkbox"/> Wine Cooler              |
| <input type="checkbox"/> Fireplace Equip          | <input type="checkbox"/> Second Dishwasher       | <input type="checkbox"/> 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 checked="" 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: 80 x 100 Lot Size Units: \_\_\_\_\_ Lot Sq Footage: 7841

**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 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: \_\_\_\_\_



**Utilities:**

# Heating Zones: \_\_\_\_\_

**Heating Fuel:**

- |                                      |  |
|--------------------------------------|--|
| <input type="checkbox"/> Coal        | <input type="checkbox"/> Oil Above Ground  |
| <input type="checkbox"/> Electric    | <input type="checkbox"/> Oil Below Ground  |
| <input type="checkbox"/> Kerosene    | <input type="checkbox"/> Other/See Remarks |
| <input type="checkbox"/> Natural Gas | <input type="checkbox"/> Propane           |
| <input type="checkbox"/> None        | <input type="checkbox"/> Solar             |
| <input type="checkbox"/> Oil         | <input type="checkbox"/> Wood              |

**Heating Type:**

- |   |   |
|---|---|
| <input type="checkbox"/> Base Board               | <input type="checkbox"/> Heat Recovery System |
| <input type="checkbox"/> Electric                 | <input checked="" type="checkbox"/> Hot Water |
| <input type="checkbox"/> Energy Star Unit(s)      | <input type="checkbox"/> Hydro Air            |
| <input type="checkbox"/> Forced Air               | <input type="checkbox"/> None                 |
| <input type="checkbox"/> Geothermal               | <input type="checkbox"/> Other                |
| <input type="checkbox"/> Gravity Hot Air          | <input type="checkbox"/> Passive Solar        |
| <input checked="" type="checkbox"/> Heat Pump Air |   |

Separate Hot Water Heater: \_\_\_\_\_

**Sewer:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Cesspool             | <input type="checkbox"/> None               | <input type="checkbox"/> Septic Above Ground |
| <input type="checkbox"/> Community            | <input type="checkbox"/> Others/See Remarks | <input type="checkbox"/> Septic Approved     |
| <input checked="" type="checkbox"/> Municipal | <input type="checkbox"/> Septic             | <input type="checkbox"/> Sewer               |

**A/C:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Air Purification System | <input type="checkbox"/> Energy Star Unit(s)  | <input type="checkbox"/> SEER Rating 12+ |
| <input type="checkbox"/> Central                 | <input type="checkbox"/> Geothermal           | <input type="checkbox"/> Wall Units      |
| <input type="checkbox"/> Ductless                | <input type="checkbox"/> High Pressure System | <input type="checkbox"/> Window Units    |
| <input type="checkbox"/> Ductwork                | <input type="checkbox"/> Individual           | <input type="checkbox"/> Yes             |
| <input type="checkbox"/> Energy Star CAC         | <input type="checkbox"/> None                 |  |

**Hotwater:**

- |   |  |
|---|--|
| <input type="checkbox"/> Electric Stand Alone       | <input type="checkbox"/> On Demand     |
| <input type="checkbox"/> Fuel Oil Stand Alone       | <input type="checkbox"/> See Remarks   |
| <input checked="" type="checkbox"/> Gas Stand Alone | <input type="checkbox"/> Solar Thermal |
| <input type="checkbox"/> Indirect Tank              | <input type="checkbox"/> Tankless Coil |
| <input type="checkbox"/> None                       |  |

**Water Description:**

- |                                       |  |
|---------------------------------------|--|
| <input type="checkbox"/> Community    | <input type="checkbox"/> Other/See Remarks |
| <input type="checkbox"/> Drilled Well | <input type="checkbox"/> Private           |
| <input type="checkbox"/> Dug Well     | <input type="checkbox"/> Shared            |
| <input type="checkbox"/> Municipal    | <input type="checkbox"/> Spring            |
| <input type="checkbox"/> None         |  |

**Green Features:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Double Pane Windows      | <input type="checkbox"/> Energy Star Water Heater   | <input type="checkbox"/> Programmable Thermostat |
| <input type="checkbox"/> Energy Star Dishwasher   | <input type="checkbox"/> Energy Star Windows        | <input type="checkbox"/> Solar Panels            |
| <input type="checkbox"/> Energy Star Doors        | <input type="checkbox"/> Geothermal Water Heater    | <input type="checkbox"/> Solar Pool Cover        |
| <input type="checkbox"/> Energy Star Dryer        | <input type="checkbox"/> Gray Water System          | <input type="checkbox"/> Solar Water Heater      |
| <input type="checkbox"/> Energy Star Furnace      | <input type="checkbox"/> Green Certified            | <input type="checkbox"/> Storm Doors             |
| <input type="checkbox"/> Energy Star Refrigerator | <input type="checkbox"/> Insulated Doors            | <input type="checkbox"/> Tankless Water Heater   |
| <input type="checkbox"/> Energy Star Skylight(s)  | <input type="checkbox"/> Insulated Windows          | <input type="checkbox"/> Triple Thermo Windows   |
| <input type="checkbox"/> Energy Star Stove        | <input type="checkbox"/> Low Flow Showers/Fixtures  | <input type="checkbox"/> Windmill                |
| <input type="checkbox"/> Energy Star Washer       | <input type="checkbox"/> Low Flow/Dual Flush Toilet |  |

HERS Index Score: \_\_\_\_\_

## Owner/Broker

Owner: \_\_\_\_\_ Status/Showing Phone: 516-243-7570  
Listing Agent: Diego Rodriguez Listing Agent Phone#: 516-243-7570  
Co-Listing Agent: \_\_\_\_\_ Co-Listing Agent Phone#: \_\_\_\_\_

Seller Agency Compensation: 0 Buyer Agency Compensation: 2

Broker Agency Compensation: 2

Agreement Type: \_\_\_\_\_ Negotiate Direct: N Offer Presentation: \_\_\_\_\_

Occupancy: \_\_\_\_\_

Show Instructions: No showing until open house 12/12/20 & 12/13/20 12-2pm

Lockbox: Y Access for Showing: CLB Owner Financing: \_\_\_\_\_

## Remarks/Misc

Broker Remarks (Info for Realtors):

Directions:

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

Public Remarks (Info for consumers):

Rent Income: \_\_\_\_\_ Also For Rent: N Rental Price: \_\_\_\_\_

### Excluded:

- ☐ A/C Units
- ☐ Air Filter
- ☐ Alarm System
- ☐ Awnings
- ☐ B/I Audio/Visual Equip
- ☐ B/I Shelves
- ☐ Basketball Hoop
- ☐ Bread Warmer
- ☐ Ceiling Fan
- ☐ Chandelier(s)
- ☐ Compactor
- ☐ Convection Oven
- ☐ Craft/Table/Bench
- ☐ Curtains/Drapes
- ☐ Dehumidifier

- ☐ Dishwasher
- ☐ Disposal
- ☐ Door Hardware
- ☐ Dryer
- ☐ Entertainment Cabinets
- ☐ Fireplace Equipment
- ☐ Flat Screen TV Bracket
- ☐ Freezer
- ☐ Front Gate
- ☐ Garage Door Opener
- ☐ Garage Remote
- ☐ Gas Tank
- ☐ Generator
- ☐ Greenhouse
- ☐ Grill

- ☐ Hot Tub
- ☐ Humidifier
- ☐ Intercom
- ☐ Lap Pool
- ☐ Lawn Maint Equip
- ☐ Mailbox
- ☐ Microwave Oven
- ☐ Nanny Cam/Comp Serv
- ☐ Pellet Stove
- ☐ Playset
- ☐ Pool Above Ground
- ☐ Pool Equip/Cover
- ☐ Refrigerator
- ☐ Screens
- ☐ Second Dishwasher

(cont'd next Page)

By: Roosevelt Development 12/04/20  
(Owner) (Owner) (Date)



# 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 Rosetta Development ("OWNER") the OWNER of property located at 107 Rongkangka Blvd Centerach NY 11720 ("PROPERTY") do hereby give you Diego Rodriguez ("LISTING BROKER") the exclusive right to sell the PROPERTY for \$ 700,000 from 12:01 A.M. on 12/09/2020 until 11:59 P.M. on 6/9/20 ("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 \_\_\_\_\_ (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 2% 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 \_\_\_\_\_% 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 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 shall be binding upon the parties hereto, and their respective heirs, successors, or assigns as of the EFFECTIVE DATE. For purposes of this LISTING AGREEMENT, "OWNER" refers to each and all parties who have an ownership interest in the PROPERTY and the undersigned OWNER represents that he/she is/are the sole and exclusive owner and is fully authorized to enter into this LISTING AGREEMENT. As used in this LISTING AGREEMENT, the neuter includes the masculine and feminine, the singular includes the plural and the plural includes the singular, as the context may require. OWNER and LISTING BROKER understand that all extensions of this LISTING AGREEMENT must be done in writing and automatic renewals are specifically prohibited by 19 NYCRR§175.15. Any change to the LISTING AGREEMENT which would make the PROPERTY unavailable for sale through the OneKey MLS, including but not limited to any withdrawal, cancellation, reduction in term of listing or termination thereof, must be in writing signed by the LISTING BROKER or authorized representative/manager in order to have any binding legal force and effect.

#### EQUAL OPPORTUNITY IN HOUSING

OWNER and LISTING BROKER agree that the above listed property is to be listed and marketed in compliance with all Federal, State, Municipal and Local fair housing, human rights and civil rights laws concerning discrimination in the sale/rental of properties. OWNER and LISTING BROKER agree not to discriminate against any Protected Class in the sale/rent of the Property.

#### PLEASE INITIAL BELOW

\_\_\_\_\_/\_\_\_\_\_  
EXPLANATION: An "exclusive right to sell" listing means that if you, the OWNER 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. An "exclusive agency" listing means that if you, the OWNER 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.

OWNER Rosevelt Development PARTIES SIGNATURE  
OWNER \_\_\_\_\_  
LISTING BROKER (Auth. Rep.) \_\_\_\_\_  
LISTING AGENT \_\_\_\_\_

Date: 12/09/20  
Date: \_\_\_\_\_  
Date: \_\_\_\_\_  
Date: \_\_\_\_\_

The "EFFECTIVE DATE" of this Agreement shall be latest date entered alongside the parties' signatures

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 Diego Rodriguez (print name of licensee) of Premium Group Realty (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 Diego Rodriguez is appointed to represent the seller in this transaction.

(I) (We) \_\_\_\_\_ acknowledge receipt of a copy of this disclosure

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

Diego Rodriguez

Date: 12/09/20

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







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



Seller's Name: Rosevelt Development Property Address: 107 Ronkonkoma Blvd.  
City/State/Zip/Phone: Centereach NY 11720

**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)**

- \_\_\_\_\_ (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.
- R.D. (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)**

- D.R. (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: Rosevelt Development Date: 12/09/20 Seller: \_\_\_\_\_ Date: \_\_\_\_\_  
Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_ Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_  
Agent: \_\_\_\_\_ Date: 12/09/20 Agent: \_\_\_\_\_ Date: \_\_\_\_\_

