



ATTACHMENT TO EXCLUSIVE RIGHT TO SELL OR LEASE CONTRACT

This Attachment to the Exclusive Right to Sell or Lease Contract (collectively, the "Contract") must be completed and signed by the Owner in order for the Contract to be valid and shall be uploaded as a Supplement (Listing Attachment) in the MLS database.

OWNER DISCLOSURES. Owner of the Property located at 5194 Laura Ln Canandaigua NY 14424 makes the following disclosures to the best of their knowledge and is being provided for informational purposes only.

- (A) State/National Historic Register/District and/or Local Preservation District.
1. The property is listed in the State/National Register of Historic Places...
2. The property is designated under the local municipality's zoning code...
(B) Foreign Investment in Real Property Tax Act of 1980 ("FIRPTA") Certification.
(C) Gas and Oil Wells.
(D) Gas/Mineral/Oil/Timber Rights.
(E) Propane/Heating Oil.
(F) Solar Panels.
(G) Deed Restrictions (Legally Binding).
(H) Vehicular Access/Driveway.
(I) Audio-Video Surveillance.

WARNING: The crime of eavesdropping is a Class E Felony under NY Penal Law § 250.05. In the event Owner has a recording or remote listening system in or on the Property that records audio and/or video, Owner understands that recording or remote listening of audio may result in a violation of state and/or federal wiretapping laws.

- (J) Leased Properties.
1. The Property is being used legally as rented property.
2. A Certificate of Occupancy exists, and it expires on...
(K) Code Violations. To the Owner's actual knowledge, a notice from a governmental authority has been issued advising that the Property and/or Current Uses/Improvements violate applicable building codes and/or zoning ordinances...

Owner Initials: MAB

(L) Major Components And Age Of Component(s):

Heating: Forced Air Baseboard Electric Heat Pump Hot Water Solar Other: _____ Age: 1 YEAR

Air Conditioning: Central Wall/Ductless Unit(S) Other: _____ Age: 1 YEAR

Hot Water: Tank Tankless/On Demand Other: _____ Age: 2 YEAR

Roof: Asphalt (original/tear-off) Asphalt (overlay) Metal Rubber Slate/Tile Other: _____ Age: 30 YEAR

(M) Improvements: The following improvements affect the Property as of the date of the signing of this Contract and **Proof of Compliance** exists (this would include a Certificate of Compliance, Certificate of Occupancy or completed Permit(s) that predate the issued Certificate of Compliance process). Check one box per line. NA indicates that improvement does not exist. Y, N, and Unkn refer to the Proof of Compliance.

	Exists? Proof of Compliance				Exists? Proof of Compliance				
Basement Egress Window or Door	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> Unkn	Hot Tub	<input type="checkbox"/> NA	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Unkn
Basement, Finished w/o Egress	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> Unkn	Patio	<input type="checkbox"/> NA	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Unkn
Building Addition	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Unkn	Pond/Fountain	<input type="checkbox"/> NA	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Unkn
Converted 3 rd Floor Living Area	<input type="checkbox"/> NA	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Unkn	Pool	<input type="checkbox"/> NA	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Unkn
Deck	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Unkn	Shed/Outbuilding	<input type="checkbox"/> NA	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Unkn
Fence	<input type="checkbox"/> NA	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Unkn	Wood Stove/Freestanding Fireplace	<input type="checkbox"/> NA	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Unkn
Generator (Permanently wired)	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Unkn	Other: _____	<input type="checkbox"/> NA	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Unkn

PARAGRAPHS (N) – (T) NOT REQUIRED IF A PROPERTY CONDITION DISCLOSURE STATEMENT IS PROVIDED

Y N Unkn **(N) Agricultural District.** The Property is located partially or wholly within an agricultural district. **If “Yes”, Owner must complete Electric Availability, Utility Surcharges, Agricultural Districts/Farming Activity Disclosure & Uncapped Natural Gas Well Disclosure Form and, if in Wayne County, the Disclosure Notice for all Residential Property in Wayne County.**

Y N Unkn **(O) Special Assessment Tax/Utility Surcharge.** The Property is subject to assessments for special or local improvements (e.g., sidewalks, water/sewer lines) and/or a utility (e.g., gas, electricity, water) surcharge. **If Yes, Owner must complete Electric Availability, Utility Surcharges, Agricultural Districts/Farming Activity Disclosure & Uncapped Natural Gas Well Disclosure Form.**

Y N Unkn **(P) Flood Zone.** The Property is currently located in a FEMA designated floodplain or a special flood hazard area. **If Yes, flood insurance may be required by a lender.**

(Q) Water Resources.

- Y N
 Y N
- The Property is connected to a public water supply.
 - The Property has a private water well and/or other non-public water supply.

(R) Sewer Description.

- Y N
 Y N
- The Property is connected to public sanitary sewers.
 - The Property has a private septic system.

Y N Unkn **(S) Radon.** The Owner has had the Property tested for radon or has actual knowledge that a radon test has been conducted. **If Yes, attach a copy of report.**

(T) Condominium or Homeowner’s Association.

- Y N
 Y N
- The Property is a Condominium or is governed by a Homeowner’s Association.
 - There are Current Special Assessments and/or unpaid special assessments owing to the Condominium or Homeowner’s Association which are or may become liens against the Property or Owner has received written notice for, or has additional knowledge of, any other special assessments, or proposed capital improvements, or construction by the Condominium or Homeowner’s Association, which representations shall survive closing.

Owner authorizes Listing Broker to provide the information in this Attachment to any potential buyers, tenants, exchange parties, other brokers, and their agents. Owner agrees to indemnify and hold Listing Broker harmless from any liability incurred as a result of any misrepresentation, as more particularly set forth in the Indemnification Paragraph of the Contract. **Owner agrees to promptly notify Listing Broker and their attorney if representations made in this Attachment become inaccurate.**

Owner Signature: [Signature] Date: 6.11.25
 Owner Signature: _____ Date: _____
 Owner Signature: [Signature] Date: 6/11/25
 Owner Signature: _____ Date: _____

[Signature]
 Owner Initials
mab