

DISCLOSURE TO BUYER REGARDING PROPERTY CONDITION DISCLOSURE STATEMENT

As the Buyer of residential real property in New York State, you are entitled by law to receive from the Seller a signed Property Condition Disclosure Statement as prescribed by Real Property Law § 462(2) **PRIOR** to your signing of a binding contract of sale.

INITIAL

A copy of the Property Condition Disclosure Statement containing the signatures of both the Buyer and the Seller must be attached to the real estate purchase contract. You are also entitled to receive a **revised** Property Condition Disclosure Statement as soon as practicable in the event that the Seller acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement previously provided to you.

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You will not be entitled to receive a revised Property Condition Disclosure Statement **after the transfer** of title from the Seller to you or after you have commenced occupancy of the property. It is strongly recommended that you consult with your attorney concerning your rights in receiving the Property Condition Disclosure Statement **before** you sign a binding contract.

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Furthermore, my/our selling agent has informed me/us that it may be in my/our best interest as a prospective buyer(s) to seek the advice of a **real estate** attorney in reviewing the seller-completed NYS Property Condition Disclosure Statement **BEFORE** making offers on the property.

INITIAL

My/our selling agent has informed me/us that **NO** Keller Williams Realty Gold Coast agents may assist in my/our review of the NYS Property Condition Disclosure Statement.

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I have received and read this disclosure notice.

Dated: _____ Buyer: _____

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