

**DISCLOSURE TO SELLER REGARDING PROPERTY CONDITION DISCLOSURE STATEMENT**

*As the seller of residential real property, you are required by Law to complete and sign a Property Condition Disclosure Statement as prescribed 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 sale.*

\_\_\_\_\_  
**INITIAL**

*A copy of the Property Condition Disclosure Statement containing the signature of both the buyer and the seller must be attached to the real estate purchase contract. If you acquire knowledge which renders materially inaccurate a Property Condition Disclosure Statement previously provided, you must deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable.*

\_\_\_\_\_  
**INITIAL**

*In no event, however, will you be required to submit a revised Property Condition Disclosure Statement after the transfer of title from you to the buyer or after the buyer has commenced occupancy of the property. It is strongly recommended that you consult with your attorney concerning the submission of the Property Condition Disclosure Statement prior to releasing it to the prospective buyer.*

\_\_\_\_\_  
**INITIAL**

*Furthermore, our listing agent has informed me/us that it may be in my/our best interest as seller(s) to seek the advice of a **real estate** attorney in completing the NYS Property Condition Disclosure Statement.*

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**INITIAL**

*The listing agent has informed me/us that it may be in my/our best interest to complete the NYS Property Condition Disclosure Statement as **EARLY** in the transactional process as possible.*

\_\_\_\_\_  
**INITIAL**

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

\_\_\_\_\_  
**INITIAL**

***I have received and read this disclosure notice.***

**Dated:** \_\_\_\_\_ **Seller:** \_\_\_\_\_

**Dated:** \_\_\_\_\_ **Seller:** \_\_\_\_\_