

Improved Property Fact Sheet

***This needs to be completed in as much detail as possible as it is of importance to a potential buyer.**

LEGAL: Lot 2, US Survey # 5845, A1^{1/2} SIZE: 79.93 ac, LAKE/CREEK
FRT(apr. feet): _____

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): No tax
\$ _____ 20 _____ Not applicable.

year

EXISTING LOANS: Assumable Non Assumable

1st D/T (approx. bal. \$ _____, monthly pmt
\$ _____ including % rate _____

2nd D/T (approx. bal. \$ _____, monthly pmt
\$ _____ including % rate _____

} Not applicable.
Property is free & clear.

ANY LIENS (recorded or unrecorded) or any payoffs to be made:

ZONING: Unzoned or Unrestricted or (explain) _____

Don't know seller has Not been to the property

Seller WARRANTS: Improvements are not encroaching on any neighboring property or are built across property lines and any setbacks for improvements, septic, well, etc. are in compliance with State, Borough or City regulations.

Explain if necessary _____

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) _____

_____ (Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ _____

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or

Seller has not been to the property

FUEL TANK(S) Or Hazardous Waste: _____ Are you aware of any fuel spills? _____

Above ground _____ Under ground Size _____ Age _____

TREES: _____, VIEWS: _____, OTHER AMENITIES: _____

LEGAL ACCESS: (road or..) _____, MAINTAINED: _____, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain):

Use the plat map.

FLY IN ONLY: _____, BOAT ACCESS: _____, ATV, SNOWMACHINE ACCESS: _____

UTILITIES: Public Sewer _____, Private Septic System _____, (DEC approved); Yes _____, No _____ Outhouse on site: _____

Propane Lights _____, 110 Lights _____, 12 Volt Lights _____, Solar Panel _____, Other _____

Generator _____, KW _____, Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. _____

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WELL: _____ or OTHER SOURCE OF WATER, _____ ELECTRIC? _____ : How Far? _____

TELEPHONE AVAILABLE: _____, How Far _____, Natural Gas _____, How Far _____

Cell: _____, Internet: _____, TV: _____, Satellite Dish, TV or Internet, _____

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: _____

IMPROVEMENT(S): Main Building Size: _____ sq. ft., Two Story or Loft (circle one) Size _____

Year Built _____, Bedrooms, _____, Bathrooms, _____

Seller has not been to the property.

2nd Building : _____ sq. ft. _____, Two Story or
Year Built _____

Bedrooms, _____, Bathrooms, _____

3rd Building : _____ sq. ft. _____, Two Story or
Year Built _____

Outbuilding (describe): _____ sq. ft.
Year Built _____

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other

Roof (Metal, Asphalt or): _____ Insulation (Floor, Ceiling,
Walls) _____

Materials used to build cabin, roofing material and any other "Pertinent" information
regarding the cabin (s) that a Buyer would want to know.

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc.

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. :

General Condition of Improvements:

SPECIES OF FISH AND GAME IN THE AREA:

This information is to the best of my knowledge and is/will be provided to assist a potential Buyer

Abigail Welby
Seller/Owner(s)

Please draw a floor plan of your cabin, layout of Bldgs. & other pertinent facts a Buyer should know about property. (use back of page)

OTHER PERTINENT FACTS (POSITIVE OR NEGATIVE) A BUYER SHOULD KNOW ABOUT YOUR PROPERTY. i.e. Avalanches, Erosion, Access Problems or other natural Hazards. (Should you need more room for any explanation please write on back).

REMOTE PROPERTIES LLC