328 Woodard Road
East Durham, NY 12423

$419,900



Brought to you as a courtesy of:



Theodore Banta III
RVW Select Properties
Primary Phone: 518-466-1219
Office Phone: 518-943-5303
tedbanta3@yahoo.com
rvwselectproperties.com/









Basics

Beds	3
Baths	3
Baths Full	3
Living Area	1472

Details

Above Grd Fin Area: 1472
Below Grd Fin Area: 0
Sub Type: Single Family Residence

Garage Spaces: 2
Year Built: 1992
Acres: 2.79

Additional Info

Basement	Yes	**Fireplace**	Yes

Remarks

Welcome to 328 Woodard Road! Where comfort, privacy, and Catskills charm come together on 2.79 beautifully landscaped acres. Lovingly maintained and thoughtfully updated, this inviting 3 bedroom, 3 bath ranch offers the ease of single-level living with exceptional space both inside and out. A picturesque country setting welcomes you home, with manicured grounds, mature plantings, and attractive stone raised garden beds creating impressive curb appeal. Inside, the bright and functional kitchen features a center island, abundant cabinetry, and stainless steel appliances, flowing seamlessly into the dining area for everyday living and entertaining. The spacious living room is highlighted by a striking stone fireplace, creating a warm and inviting gathering space. The primary suite provides a peaceful retreat with its own private bath featuring radiant floor heat for added comfort, while two additional bedrooms and a full bath offer comfortable accommodations for family and guests. A convenient main level laundry room connects directly to the attached 2 car garage. Central air conditioning ensures comfort throughout the seasons. The walkout lower level significantly expands the home's versatility, offering a large area currently utilized as a home gym - ideal for a future family room, recreation space, or media room. Two additional rooms provide endless possibilities for a home office, hobby studio, guest quarters, or flexible living space, complemented by an additional full bath and separate exterior access. Step outside and enjoy the tranquility of the surrounding landscape from the

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Residential Accepted Offer CTS MLS# 20263084	328 Woodard Road East Durham, NY 12423 County: Greene	$419,900 Public Report



Beds:	3	**Sub-Type:**	Single Family Residence
Baths - Total (F,H)	3 (3,0)	**Township:**	Durham
Basement YN:	Yes	**Town (Taxable):**	Durham
Living Area:	1,472		
Above Grade Finished Area:	1,472	**911 Address:**	328 Woodard Rd, Durham, NY 12423
Below Grade Finished Area:	0	**Lot Size Acres:**	2.79
Fireplace YN:	Yes	**Zoning:**	No zoning
Fireplaces Total:	1	**Zoning Description:**	No zoning in Durham.
		Year Built:	1992
		New Construction YN:	No
		Garage YN:	Yes
		Attached Garage YN:	Yes
		Garage Spaces:	2
		Lease Considered YN:	No

Public Remarks: Welcome to 328 Woodard Road! Where comfort, privacy, and Catskills charm come together on 2.79 beautifully landscaped acres. Lovingly maintained and thoughtfully updated, this inviting 3 bedroom, 3 bath ranch offers the ease of single-level living with exceptional space both inside and out. A picturesque country setting welcomes you home, with manicured grounds, mature plantings, and attractive stone raised garden beds creating impressive curb appeal. Inside, the bright and functional kitchen features a center island, abundant cabinetry, and stainless steel appliances, flowing seamlessly into the dining area for everyday living and entertaining. The spacious living room is highlighted by a striking stone fireplace, creating a warm and inviting gathering space. The primary suite provides a peaceful retreat with its own private bath featuring radiant floor heat for added comfort, while two additional bedrooms and a full bath offer comfortable accommodations for family and guests. A convenient main level laundry room connects directly to the attached 2 car garage. Central air conditioning ensures comfort throughout the seasons. The walkout lower level significantly expands the home's versatility, offering a large area currently utilized as a home gym - ideal for a future family room, recreation space, or media room. Two additional rooms provide endless possibilities for a home office, hobby studio, guest quarters, or flexible living space, complemented by an additional full bath and separate exterior access. Step outside and enjoy the tranquility of the surrounding landscape from the multi-level deck overlooking the expansive backyard and mature woodland backdrop. A fenced garden area, storage shed, and generous open lawn complete the outdoor experience, providing ample space for gardening, recreation, or simply relaxing in nature. Perfectly positioned in the heart of the Catskills, this property offers convenient access to year-round recreation, including skiing at Windham and Hunter Mountains, family fun at Zoom Flume Water Park, kayaking, boating, and fishing at Green Lake and Colgate Lake, and waterfront activities along the Hudson River at Dutchman's Landing. Offering an exceptional combination of comfort, flexibility, and location, 328 Woodard Road is the ideal place to enjoy the four-season Catskills lifestyle. Explore the virtual tour, floor plans, aerial photography, and dedicated multimedia property website to experience everything this special home has to offer.

Possession: Close Of Escrow

Status Change Timestamp:	06/08/2026
Original List Price:	$474,900
List Price:	$419,900
Contingency:	Accepted Offer CTS

School District:	Cairo-Durham Central School District	**Tax Annual Amount:**	$5,243	**Parcel Number:**	50.01-1-30
		General Tax:	$0	**Tax Block:**	30
List Price/SqFt:	$285.26	**School Tax:**	$3,021.3	**Tax Lot:**	1
		Town Tax:	2,221.44	**Tax Exemptions YN:**	No
		Tax Assessed Value:	$128,500		
		Assessors Full Market Value:	$292,000	**Tax Legal Description:**	210 Single Family Residence

Room Name	Level	Length	Width	Remarks
Primary Bedroom	First			See Floor Plans

Room Name	Level	Length	Width	Remarks
Primary Bathroom	First			See Floor Plans

Bedroom	First	See Floor Plans	Bathroom	First	See Floor Plans
Bedroom	First	See Floor Plans	Bathroom		
Kitchen	First	See Floor Plans	Exercise Room	Basement	See Floor Plans
Other Room			Laundry	First	See Floor Plans
Other Room			Living Room	First	See Floor Plans

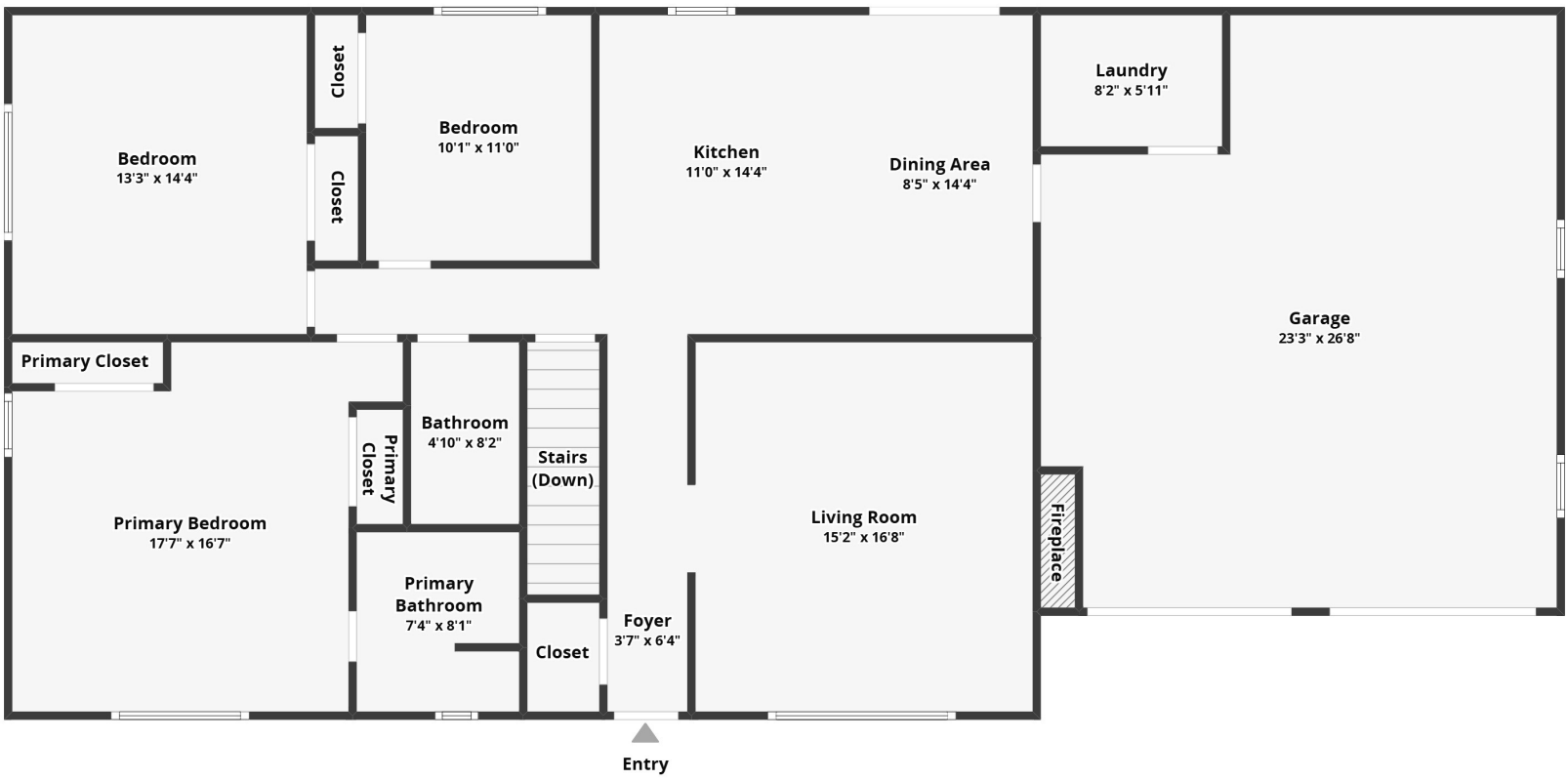
Appliances: Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer
Architectural Style: Ranch
Basement: Full
Book Information: Liber/Book: 1460; Page: 312; Section: 50.01
Construction Materials: Frame; Vinyl Siding
Cooling: Central Air
Electric: 200+ Amp Service
Exterior Features: Fire Pit; Garden
Fireplace Features: Living Room; Wood Burning
Flooring: Bamboo; Carpet; Hardwood; Tile
Foundation Details: Concrete Perimeter
Heating: Baseboard; Hot Water; Oil
Interior Features: Kitchen Island
Laundry Features: In Garage
Levels: One
Lot Features: Back Yard; Front Yard; Garden; Landscaped; Level; Sloped; Wooded
Other Structures: Shed(s)
Parking Features: Driveway
Patio And Porch Features: Deck
Road Frontage Type: Town
Road Surface Type: Paved
Roof: Asphalt; Shingle
Security Features: Security System
Sewer: Septic Tank
Structure Type: House
View: Neighborhood; Rural; Trees/Woods
Water Source: Well
Window Features: Double Hung Window(s)



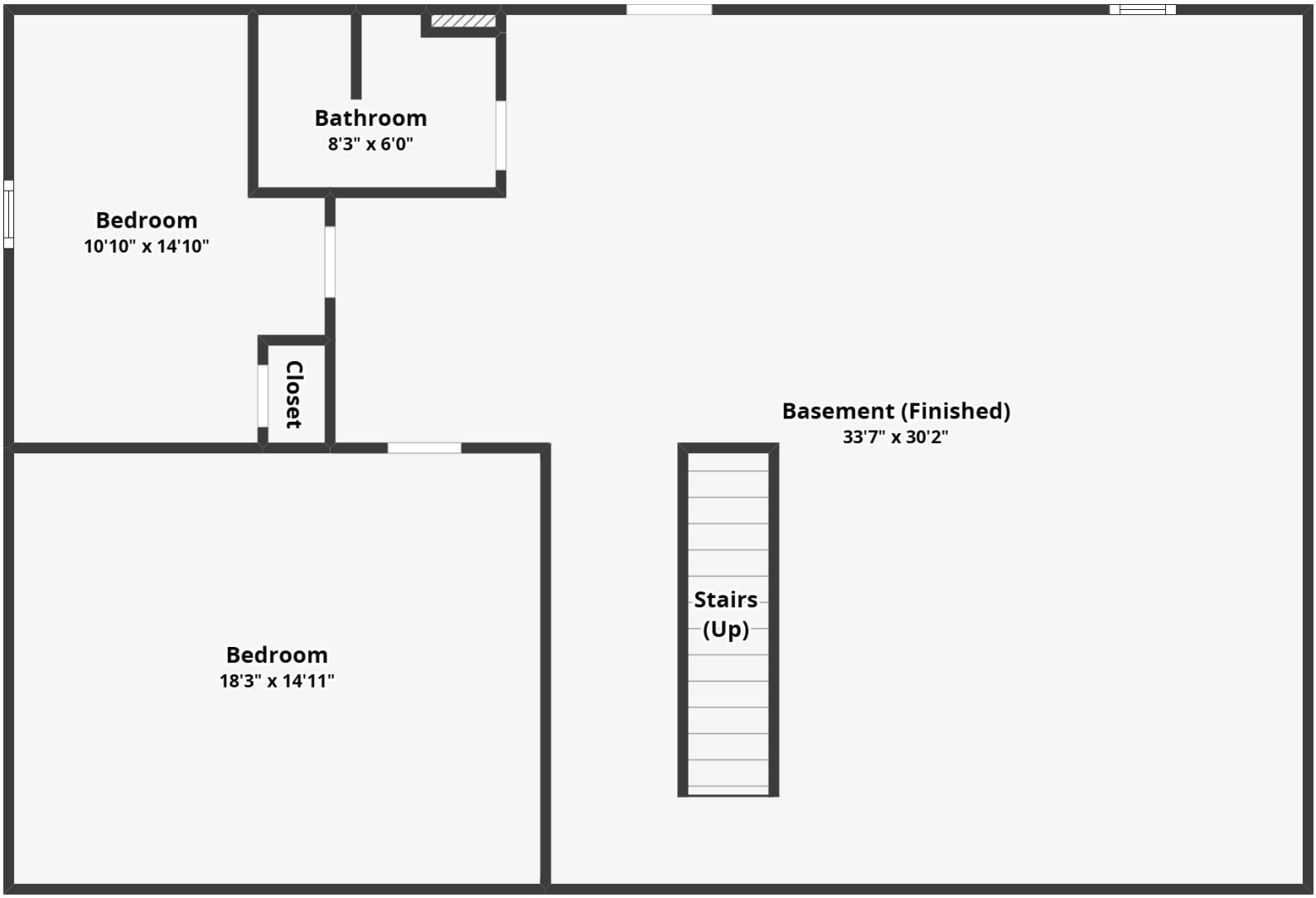
Theodore Banta III
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RVW SELECT PROPERTIES

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All dimensions are approximate and subject to independent verification



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Greene County GIS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community


50.01-1-35
Lafferty,
Patrick
50.01-1-27
East Durham
Irish Cultural
50.01-1-30
Martines,
Nicholas B.
50.00-5-1
Ness,
William
50.01-1-29
Zizikas,
Athanasios
50.01-1-28
Urban,
Robert G
50.00-5-2
McDonagh Trust 1/10/12,
Christopher/Lena H
50.00-4-1.2
Urban, Robert
50.00-5-10
Nucci, Erika
50.00-5-11
Clow,
Steven L.
50.00-5-8
Hynes,
Mary C.
Greene County GIS, New York State, Microsoft, Vantor

Collection: **Town & County 2026**

Fiscal Year Start: 1/1/2026 **Fiscal Year End:** 12/31/2026 **Warrant Date:** 12/21/2025

Total Tax Due (minus penalties & interest) $0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/28/2026	1/28/2026	$2,221.44	$2,221.44	$0.00	$0.00	Mail	Full Payment - Multi-Payment

Tax Bill #	SWIS	Tax Map #	Status
001402	193000	50.01-1-30	Payment Posted

Address	Municipality	School
328 Woodard Rd	Town of Durham	Cairo-Durham

Owners

Martines Nicholas B

115 Rockwell Rd
Cornwallville, NY 12418

Property Information

Roll Section: 1
Property Class: 1 Family Res
Lot Size: 2.79

Assessment Information

Full Market Value: 292000.00
Total Assessed Value: 128500.00
Uniform %: 44.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	128500.000	5.15620100	$662.57
Town Tax	2398315	1.0000	128500.000	9.67387100	$1,243.09
Ambulance District	292144	-26.6000	128500.000	1.12686300	$144.80
E durham fire	164143	3.0000	128500.000	1.33058800	$170.98

Total Taxes: $2,221.44

Estimated State Aid - Type	Amount
County	24079274.00
Town	248100.00

Mail Payments To:
Janet Partridge
Clerk / Collector
7309 Route 81 East Durham, NY 12423

Info-Tax Online

CAIRO-DURHAM CSD
Albany, Greene, Schoharie Counties
PAY TO: Cairo Durham CSD Tax Collector, POB 10, Cairo, NY 12413 (518) 622-8534 ext. 25140

Property and summary tax balance information for the selected parcel is shown to the right. Exemptions are displayed as well if they exist for the property.

You can view or hide tax bill detail and any payments by clicking the bar near the bottom of the page.

If the property appears in other tax years, you can quickly view the tax history for the property. Just select a tax year from the drop-down list at the top of the page.

To request a signed Tax Certification, click the "Request Signed Certificate" button at the bottom of the page.

Re-enter search conditions

For Tax Year: 2026 School Tax (2026-2027) Last Updated: 10/16/26 12:19 pm

Owner:
Martines Nicholas B
115 Rockwell Rd
Cornwallville, NY 12418

Location: 328 Woodard Rd
SWIS: 193000 Durham

Tax Map # 50.01-1-30
Tax Bill # 006224
Bank Code: CORE
School Code: 192401
Property Class: 210 Tax Roll: 1

Acreage: 2.79
Frontage:
Depth:
Liber: 1460
Page: 312

Full Value:	292,000
Assessment:	128,500
STAR Savings:	0.00
Tax Amount:	**3,021.30**
Tax Paid:	3,021.30
Balance:	**0.00**

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	18,055,748	128,500	23.481717	3,017.40
Library Tax	23,333	128,500	0.030347	3.90

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
10/02/26	FREEDOM MORTGAGE	E-00000325	3,021.30	

Tax Balance does not include any accrued Late Fees

Payments shown may not include payments made directly to the County

Late Fee Schedule | Tax Certification | Request Certification

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Information Disclaimer

Docusign Envelope ID: 6410844F-F135-8A17-8347-3870FEB8B898

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 328 Woodard Rd, Durham, NY 12423

When any purchase and sale contract is presented for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district established pursuant to the provisions of article 25-AA of the Agricultural and Markets law, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.

Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

Initial the following:

_____ The aforementioned property IS located in an agricultural district.

Initial IS NOT _____ The aforementioned property IS NOT located in an agricultural district.

I have received and read this disclosure notice.

Signed by: 2D8DC18ED40646B...

Seller	Date	Purchaser	Date
	5/16/2026		
Seller	Date	Purchaser	Date

CGND MLS #15
08/23/11

Docusign Envelope ID: 6410844F-F135-8A17-8347-3870FEB8B898

Carbon Monoxide and Smoke Detectors/Alarms Disclosure

1. Regulations require that a functioning carbon monoxide and smoke detector must be installed in every one-and two-family house, co-op or condo constructed or offered for sale.
2. At least one carbon monoxide alarm and smoke detector must be present in each dwelling unit.
3. A carbon monoxide detector must be located in the immediate vicinity of the bedrooms on the lowest floor. For example, if the bedrooms are all on the second floor then the detector must be placed on the second floor near the bedrooms.
4. The carbon monoxide alarms must have UL certification (this will most likely be stated on the packaging) and must be installed according to the manufacturer's instructions.
5. The carbon monoxide alarms may be hardwired to the dwelling, plugged into an outlet or battery operated.
6. If the carbon monoxide detector is part of a fire/burglar/carbon monoxide system or the alarms are monitored by a service, a distinctive alarm must be used to differentiate between the carbon monoxide alarm and the other system functions.
7. The carbon monoxide alarm must be maintained according to the manufacturer's instructions.
8. The alarms shall not be removed except for replacement, service or repair of the alarm.
9. Combination smoke/carbon monoxide detectors are allowed under new regulations if they meet the same criteria above.
10. The regulations DO APPLY for properties "For Sale By Owners".

Purchaser	Date	Signed by: 2D8DC18ED40646B... Seller	5/16/2026 Date
Purchaser	Date	Seller	Date
Purchasers Agent		Theodore Banta III & Konrad Roman Sellers Agent	DocuSigned by: Ted Banta 75F0C5617FD84BF...

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New York State
Department of State
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001
Customer Service: (518) 474-4429
www.dos.ny.gov

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not consistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to 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. 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

New York State Disclosure Form for Buyer and Seller

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 landlord or tenant. A designated sales agent cannot provide 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 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 Theodore Banta III & Konrad Roman of RVW Select Properties

(Print Name of Licensee) *(Print Name of Company, Firm or Brokerage)*

a licensed real estate broker acting in the interest of the:

- [■] Seller as a (*check relationship below*)
  - [■] Seller's Agent
  - [ ] Broker's Agent
- [ ] Buyer as a (*check relationship below*)
  - [ ] Buyer'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 _____ is appointed to represent the seller in this transaction.

(I) (We) Nicholas Martines acknowledge receipt of a copy of this disclosure form:

Signature of [ ] Buyer(s) and/or [✓] Seller(s):

Signed by: 2D8DC18ED40646B...

Date: _____ Date: 5/16/2026

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New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status.** Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by "steering" which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by "blockbusting" which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division's offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: https://dhr.ny.gov/contact-us, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State's website https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department's office in person, or contact one of the Department's offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.

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New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit https://dhr.ny.gov/fairhousing and https://www.dos.ny.gov/licensing/fairhousing.html.

This form was provided to me by Theodore Banta III & Konrad Roman (print name of Real Estate Salesperson/ Broker) of RVW Select Properties (print name of Real Estate company, firm or brokerage)

(I)(We) Nicholas Martines

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature Signed by: 2D8DC18ED40646B... Date: 5/16/2026

Buyer/Tenant/Seller/Landlord Signature _____ Date: _____

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.

Docusign Envelope ID: 6410844F-F135-8A17-8347-3870FEB8B898

AUDIO RECORDING DEVICE DISCLOSURE FORM

PROPERTY ADDRESS: 328 Woodard Rd, Durham, NY 12423

Owners/Landlords/Property Managers are advised that it is in violation of NYS Penal Law to mechanically overhear a conversation by having any device (or devices) recording, streaming or otherwise documenting the conversation of an individual during real estate-related activities at the property (open houses, showings etc.) if you are not a party to that conversation.

If such a device is present and operating in the property, this disclosure must be completed. Individuals entering the property will be notified that such a device is present and operating in the property. Such devices may include but are not limited to: devices used for smart homes; security; computers; web cams, nanny cams or other covert devices.

DISCLOSURE

The property set forth above has a device that can record, stream or otherwise document conversations of individuals that enter the property.

☑ The device is enabled and may record, stream, or transcribe any conversation inside the property.

CAUTION: Buyers/Tenants/Cooperating Brokers should be aware that any conversation conducted inside the property may be available to the party utilizing the device.

☐ The device has been deactivated and will not record, stream, or transcribe any conversation inside the property.

I have received and read this disclosure notice. I authorize and direct my agent to provide a copy of this disclosure notice to any prospective purchaser/tenant/cooperating broker acknowledging their consent prior to a showing.

Signed by: 2D8DC195D40646B...

5/16/2026

SELLER/LANDLORD/PROPERTYMANAGER DATE

SELLER/LANDLORD/PROPERTY MANAGER DATE

OPTION:

By signing below, purchaser/tenant/cooperating broker understands, acknowledges and consents that, if indicated above, the seller/landlord/property manager may have access to the audio portion of any conversation conducted inside the property.

PURCHASER/TENANT/COOPERATING BROKER DATE

PURCHASER/TENANT/COOPERATING BROKER DATE