11184 Route 32
Greenville, NY 12083

$239,900



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	2
Baths Full	1
Living Area	1296

Details

Above Grd Fin Area: 1296
Below Grd Fin Area: 0
Sub Type: Single Family Residence

Garage Spaces: 1
Year Built: 1900
Acres: 0.46

Additional Info

Basement	Yes

Remarks

A Unique Residential & Commercial Opportunity in the Heart of Greenville! Discover the possibilities with this versatile property offering residential charm, commercial potential, and a prominent location along State Route 32, near the intersection of Routes 32 and 81. Situated within the Town of Greenville's Hamlet (H) zoning district, which accommodates a variety of residential and commercial uses, this property presents an exciting opportunity for homeowners, business owners, and investors alike! Set on .46 acres, the 1,296 sq. ft. building offers 3 to 4 bedrooms, 1.5 baths, a spacious kitchen, wood floors, and flexible living spaces that can accommodate a variety of needs. The Hamlet zoning district permits a range of uses, including single-family and two-family residences, retail establishments, personal service businesses, artist studios, and home occupations, subject to applicable requirements. Professional offices and certain other uses may be permitted with special use approval. Whether you're seeking a primary residence, an investment property, a home-based business, or a combination of residential and commercial uses, the possibilities are worth exploring! Previously utilized as a commercial rental, the property is currently classified as a 483 Converted Residence. The sellers are willing to consider cooperating with a residential buyer in pursuing the necessary municipal approvals and a change to a 210 Single Family Residential property classification, as applicable. Additional features include municipal water and sewer, propane heating, a rear deck, and a

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Residential Active MLS# 20266718	11184 Route 32 Greenville, NY 12083 County: Greene	$239,900 Public Report



Beds:	3	**Sub-Type:**	Single Family Residence
Baths - Total (F,H)	2 (1,1)	**Township:**	Greenville
Basement YN:	Yes	**Town (Taxable):**	Greenville
Stories:	2		
Living Area:	1,296	**911 Address:**	11184 Route 32, Greenville, NY 12083
Above Grade Finished Area:	1,296		
Below Grade Finished Area:	0	**Lot Size Acres:**	0.46
		Zoning:	03 Hamlet Res
		Zoning Description:	483 Converted Res, 03 Hamlet Res
		Year Built:	1900
		New Construction YN:	No
		Garage YN:	Yes
		Attached Garage YN:	No
		Garage Spaces:	1
		Lease Considered YN:	No

Public Remarks: A Unique Residential & Commercial Opportunity in the Heart of Greenville! Discover the possibilities with this versatile property offering residential charm, commercial potential, and a prominent location along State Route 32, near the intersection of Routes 32 and 81. Situated within the Town of Greenville's Hamlet (H) zoning district, which accommodates a variety of residential and commercial uses, this property presents an exciting opportunity for homeowners, business owners, and investors alike! Set on .46 acres, the 1,296 sq. ft. building offers 3 to 4 bedrooms, 1.5 baths, a spacious kitchen, wood floors, and flexible living spaces that can accommodate a variety of needs. The Hamlet zoning district permits a range of uses, including single-family and two-family residences, retail establishments, personal service businesses, artist studios, and home occupations, subject to applicable requirements. Professional offices and certain other uses may be permitted with special use approval. Whether you're seeking a primary residence, an investment property, a home-based business, or a combination of residential and commercial uses, the possibilities are worth exploring! Previously utilized as a commercial rental, the property is currently classified as a 483 Converted Residence. The sellers are willing to consider cooperating with a residential buyer in pursuing the necessary municipal approvals and a change to a 210 Single Family Residential property classification, as applicable. Additional features include municipal water and sewer, propane heating, a rear deck, and a detached garage/barn offering storage, workshop, or other possibilities with improvements. Although the older garage/barn requires repairs and updating, it adds another dimension of potential to the property. Enjoy the convenience of Greenville's charming hamlet setting, with nearby shops, restaurants, businesses, and community amenities. The property's prominent State Route 32 location provides excellent visibility and accessibility for prospective business ventures. Conveniently located within reach of Albany, Catskill, Windham, and the beautiful Catskill Mountains. Live here, work here, invest here, or create something entirely your own! All proposed residential, commercial, or mixed uses, including changes in occupancy or property classification, are subject to applicable zoning regulations, municipal approvals, and other requirements. Buyers are encouraged to verify their intended uses with the Town of Greenville. Explore the possibilities and make this Greenville property your own! View the 3D virtual tours, floor plans, aerial drone photography, and dedicated property website to fully experience this home & property.

Possession: Close Of Escrow		**Status Change Timestamp:**	11/16/2026
		Original List Price:	$239,900
		List Price:	$239,900

School District:	Greenville School District	**Tax Annual Amount:**	$3,667	**Parcel Number:**	12.04-3-24
		General Tax:	$0	**Tax Block:**	24
List Price/SqFt:	$185.11	**School Tax:**	$2,139.87	**Tax Lot:**	3
		Town Tax:	1,527.09	**Tax Exemptions YN:**	No
		Tax Assessed Value:	$67,000	**Tax Legal Description:**	483 Converted Res
		Assessors Full Market Value:	$165,432		

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bedroom	First			See Floor Plans	Bathroom	Second			See Floor Plans
Bedroom	Second			See Floor Plans	Living Room	First			See Floor Plans

Bedroom	Second	See Floor Plans
Bedroom	Second	See Floor Plans
Kitchen	First	See Floor Plans
Other Room	First	See Floor Plans

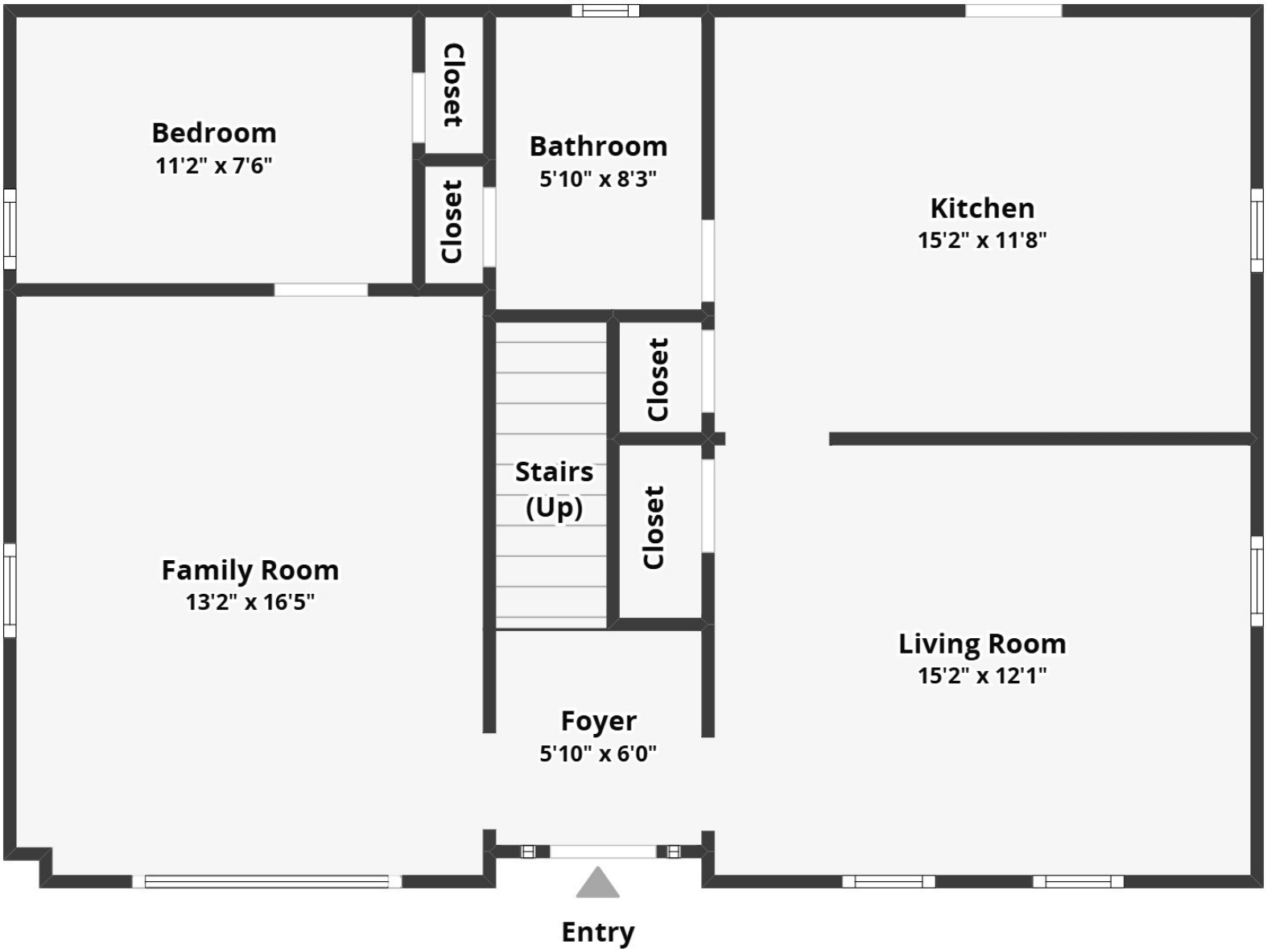
Appliances: None
Architectural Style: Farmhouse
Basement: Partial; Unfinished
Book Information: Liber/Book: 2022; Page: 466; Section: 12.04
Construction Materials: Frame
Electric: 100 Amp Service
Flooring: Carpet; Hardwood; Linoleum
Foundation Details: Stone
Heating: Baseboard; Hot Water; Propane
Laundry Features: Electric Dryer Hookup; In Bathroom; Washer Hookup
Levels: One and One Half
Lot Features: Back Yard; Few Trees; Front Yard; Stream On Lot
Other Structures: Garage(s)
Parking Features: Driveway; Gravel
Patio And Porch Features: Rear Porch
Road Frontage Type: State Road
Road Surface Type: Asphalt
Roof: Asphalt; Shingle
Sewer: Public Sewer
Structure Type: House; Office
Utilities: Cable Available; Electricity Connected; Sewer Connected; Water Connected
View: Neighborhood
Water Source: Public
Window Features: Double Hung Window(s)



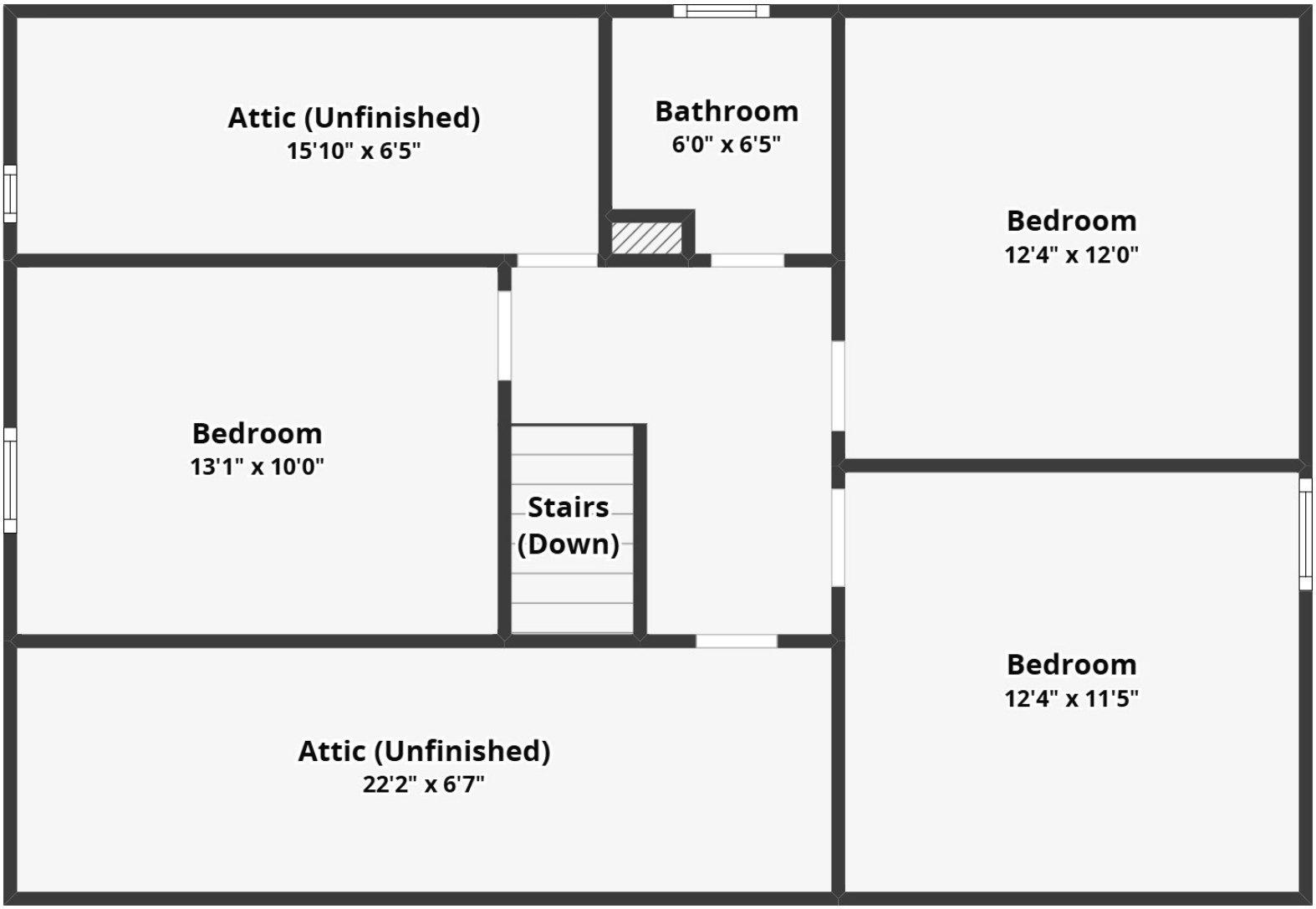
Theodore Banta III
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RVW SELECT PROPERTIES

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All dimensions are approximate and subject to independent verification



All dimensions are approximate and subject to independent verification


12.04-3-2
Christ Episcopal Church,
Route 32
12.04-4-13
Town Of Greenville,
12.04-3-26
Greenville Cemetery,
12.04-3-24
Macko, Andrew J.
State Route 32
12.04-4-14
Town Of Greenville,
12.04-3-23
Mangold Family Irr. Trust,
12.04-3-22
Greenville Fire Dist. #1,
Greenville Fire Department
12.04-3-16
SVCO LLC,
12.04-3-19
Greenville Fire District,
12.04-3-21
PoBoyz Enterprises, Inc.,
Tommy's Hotdog Stand (home of the Matt Dogs)
12.04-3-18
4858 Greenville LLC,
12.04-3-20
HWG Again, Inc.,
Greene County GIS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community


12.04-3-2
Christ Episcopal Church,
12.04-4-13
Town Of Greenville,
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Greenville Cemetery,
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12.04-3-19
Greenville Fire District,
12.04-3-21
PoBoyz Enterprises, Inc.,
12.04-3-18
4858 Greenville LLC,
12.04-3-20
HWG Again, Inc.,
Greene County GIS, New York State, Microsoft, Vantor


12.04-1-11
Eliya, Philip
12.04-1-30
Dawson, Robert B.
12.04-4-11
Greenville Central School,
12.04-1-29
Rundell, Judith G.
12.04-4-13
Town Of Greenville,
12.04-3-26
Greenville Cemetery,
12.04-4-19.2
Town of Greenville,
12.04-3-24
Macko, Andrew J.
12.04-3-22
Greenville Fire Dist. #1,
12.04-4-14
Town Of Greenville,
12.04-4-32
Obsidian ML 5 LLC,
24.02-1-4
11145 Rt 32 LLC,
24.02-1-5
LaPolla, Mark
24.02-2-23
Mehmood, Shazia
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 & Fee) $0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
2/3/2026	1/31/2026	$1,527.09	$1,527.09	$0.00	$0.00	Counter	Full Payment - Multi-Payment

Tax Bill #	SWIS	Tax Map #	Status
001300	193200	12.04-3-24	PAID IN FULL

Address	Municipality	School
11184 Route 32	Town of Greenville	Greenville Centrl

Owners

Macko Andrew J

Macko Patricia C
PO Box 427
Greenville, NY 12083

Property Information

Roll Section: 1
Property Class: Converted Re
Lot Size: 0.46

Assessment Information

Full Market Value: 155814.00
Total Assessed Value: 67000.00
Uniform %: 43.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	67000.000	5.27611200	$353.50
Town Tax	1907930	0.1000	67000.000	7.09957500	$475.67
Ambulance District	395656	-35.3000	67000.000	1.39768900	$93.65
Greenville fire	603600	48.7000	67000.000	3.25584700	$218.14
Greenville lt	10650	0.0000	67000.000	0.73408200	$49.18
Greenville Sewer 2	106610	1.5000	67000.000	3.02940800	$202.97
Gre water	132554	0.0000	67000.000	1.99968100	$133.98

Total Taxes: $1,527.09

Estimated State Aid - Type	Amount
County	24079274.00
Town	394547.00

Mail Payments To:
Jessica Lewis
Town Clerk-Collector
PO Box 38, 11159 Route 32 Greenville, NY 12083

Info-Tax Online

Greenville Central School District
Albany, Greene, Schoharie Counties
PAY TO: School Tax Collector, Po Box 271, Greenville, NY 12083 (518) 966-5070 ext 520

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: 10/28/26 10:12 am

Owner:
Macko Andrew J
Macko Patricia C
PO Box 427
Greenville, NY 12083

Location: 11184 Route 32
SWIS: 193200 Greenville

Tax Map # 12.04-3-24
Tax Bill # 003134
Bank Code: NBCOX
School Code: 193201
Property Class: 483 Tax Roll: 1

Acreage: .46
Frontage: 110 Liber: 2022
Depth: 216 Page: 466

Full Value:	165,432
Assessment:	67,000
STAR Savings:	0.00
Tax Amount:	**2,139.87**
Tax Paid:	2,139.87
Balance:	**0.00**

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	19,716,605	67,000	31.8143	2,131.56
Library Tax	76,828	67,000	0.1240	8.31

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/29/26	Bank	0	2,139.87	

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

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AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 11184 Route 32, Greenville, NY 12083

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 AM

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

I have received and read this disclosure notice.

Signed by: Andrew Macko 11/2/2026
04048E34AAA5475...

Seller Date Purchaser Date

Signed by: Patricia Macko 11/2/2026
8AF26D2019E0458...

Seller Date Purchaser Date

Docusign Envelope ID: 04FC453F-05C6-8EC7-821B-A4887E931760

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	Seller (Signed by: Andrew Macko 04046E34AAA5475...)	11/2/2026 Date
Purchaser	Date	Seller (Signed by: 8AF26D2019E0458...)	11/2/2026 Date
Purchasers Agent		Sellers Agent — Theodore Banta III & Konrad Roman (DocuSigned by: 75F0C5617FD84BF...)	

Docusign Envelope ID: 04FC453F-05C6-8EC7-821B-A4887E931760

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

Initial AM Initial PM [a] Presence of lead-based paint and/or lead-based paint hazards (check one below):

____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____

_____

X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Initial AM Initial PM [b] Records and Reports available to the seller (check one below):

____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below): _____

_____

X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

_____ [c] Purchaser has received copies of all information listed above.

_____ [d] Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.

_____ [e] Purchaser has (check one below):

____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

____ Waived the opportunity to conduct a risk assessment or inspections for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

DS TB TSB3&KR [f] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by: Andrew Marko 11/2/2026
Seller 04048E34AAA5475... Date

Signed by: Patricia Marko 11/2/2026
Seller 8AF26D2019E0458... Date

Purchaser Date

Purchaser Date

Theodore Banta III & Konrad Roman DocuSigned by: Ted Banta 11/2/2026
Agent 75F0C5617FD84BF... Date

Agent Date

CGND MLS #14
09/27/11

Docusign Envelope ID: 04FC453F-05C6-8EC7-821B-A4887E931760

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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) Patricia & Andrew Macko acknowledge receipt of a copy of this disclosure form:

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

_____	Signed by: Andrew Macko 11/2/2026 04048E34AAA5475...
_____	Signed by: Patricia Macko 11/2/2026 8AF26D2019E0458...
Date: _____	Date: _____

Docusign Envelope ID: 04FC453F-05C6-8EC7-821B-A4887E931760

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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 OF OPPORTUNITY. | Division of Licensing Services

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) Patricia & Andrew Macko

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

Buyer/Tenant/Seller/Landlord Signature Signed by: Andrew Macko 04048E34AAA5475... Date: 11/2/2026

Buyer/Tenant/Seller/Landlord Signature Signed by: Patricia Macko 8AF26D2019E0458... Date: 11/2/2026

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