

128 W Moorehouse Road
Cairo, NY 12413

\$1,750,000



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	1
Baths	1
Baths Full	0
Living Area	800

Details

Above Grd Fin Area:	800
Below Grd Fin Area:	0
Sub Type:	Single Family Residence

Year Built:	2011
Acres:	125.11

Additional Info

Association	No	Flood Plain	Yes	Wood Stove	Yes
Basement	No	Waterfront	Yes		

Remarks

Welcome to Paradise! A Magnificent & Serendipitous Property with 125 acres! The property features a custom built off-grid cabin using the land's timber & stone resources, there's over 2,000' of The Catskill Creek with both sides owned (which is unparalleled), there's over 3,500' of road frontage, there's over 1,000' of private gorgeous waterfalls, there's an historic old railroad bed from the 1880's, a nostalgic & dreamy swimming hole, multiple fishing areas, beautiful mountain views, extraordinary landscapes, & 3 points of access to the property. Enjoy & play in the dreamy swimming hole basking in the sun jumping off of rocks & swimming in The Catskill Creek feeling warm & cold springs massaging your feet. Enchant yourself in the private waterfalls nestled between 2 ridges where another soul cannot find or observe you. While sitting, standing, or meditating in the waterfalls allow yourself to be free from the illusion of life creating a state of bliss & joy. Kayak, canoe, & fish for trout & bass. Sit, lounge, & meditate on the large flat rocks around the creek listening to the water running while observing the hawks & eagles fly up & down stream. Listen to the whispers & the songs of nature: trees, winds, birds, wildlife, & leaves & know what is to be a steward of land while discovering your essence. In the movie 'A River Runs Through It', a quote is: '...The water runs over the words.' You can hike, horseback ride, 4-wheel walk & run on the beautiful trails & old railroad bed observing nature with wonder & awe. Camp at secluded areas throughout the property.

Residential Active
MLS# 156208

128 W Moorehouse Road
Cairo, NY 12413
County: Greene

\$1,750,000
Public Report



Beds:	1	Sub-Type:	Single Family Residence
Baths - Total (F,H)	1	Township:	Cairo
	(0,1)	Town	Cairo
Basement YN:	No	(Taxable):	
Living Area:	800	911 Address:	128 W Moorehouse Rd
Above Grade Finished Area:	800		Cairo NY 12413
Below Grade Finished Area:	0	Lot Size	125.11
Association YN:	No	Acres:	
Wood Stove YN:	Yes	Zoning:	COM
		Zoning Description:	260 - Seasonal Residence
		Year Built:	2011
		New Construction YN:	No
		Flood Plain YN:	Yes
		Garage YN:	No
		Lease Considered YN:	No
		Waterfront YN:	Yes
		Water Body Name:	Catskill Creek

Public Remarks: Welcome to Paradise! A Magnificent & Serendipitous Property with 125 acres! The property features a custom built off-grid cabin using the land's timber & stone resources, there's over 2,000' of The Catskill Creek with both sides owned (which is unparalleled), there's over 3,500' of road frontage, there's over 1,000' of private gorgeous waterfalls, there's an historic old railroad bed from the 1880's, a nostalgic & dreamy swimming hole, multiple fishing areas, beautiful mountain views, extraordinary landscapes, & 3 points of access to the property. Enjoy & play in the dreamy swimming hole basking in the sun jumping off of rocks & swimming in The Catskill Creek feeling warm & cold springs massaging your feet. Enchant yourself in the private waterfalls nestled between 2 ridges where another soul cannot find or observe you. While sitting, standing, or meditating in the waterfalls allow yourself to be free from the illusion of life creating a state of bliss & joy. Kayak, canoe, & fish for trout & bass. Sit, lounge, & meditate on the large flat rocks around the creek listening to the water running while observing the hawks & eagles fly up & down stream. Listen to the whispers & the songs of nature: trees, winds, birds, wildlife, & leaves & know what is to be a steward of land while discovering your essence. In the movie 'A River Runs Through It', a quote is: '...The water runs over the words.' You can hike, horseback ride, 4-wheel, walk, & run on the beautiful trails & old railroad bed observing nature with wonder & awe. Camp at secluded areas throughout the property with bonfires that only you relish. You will find & know the limitless peace & serenity of this extraordinary estate. Imagine yourself beginning your travels with the anticipation of visiting these beautiful natural landscapes with its vibrant wildlife & elegant birds, its private waterfalls, trails, & swimming holes to relax, play, explore, & restore in its magnificent beauty! It's also a Prime Development Opportunity for housing or commerce. It's a great opportunity for a Housing Development, Resort, Campground, Glamping site, Agri-business, Commercial Site, School, Manufacturing, & more. The property has great proximity to the area's destinations & attractions as it's 20 minutes to Windham Ski Mountain, 30 mins to Hunter Ski Mountain, 10 mins to Zoom Flume Water Park, 20 mins to Dutchman's Landing & the Hudson River. View our 3D virtual & sky tours & multi-media website of the cabin & property.

Back on Market Date: 06/27/2025

Possession: Close Of Escrow

Status Change Timestamp: 03/11/2025

Original List Price: \$1,895,000

List Price: \$1,750,000

School District: Cairo-Durham Central School District

List Price/SqFt: \$2,187.5

Tax Annual Amount:

\$10,352

Tax Year:

0

General Tax:

\$0

School Tax:

\$6,277.91

Village Tax:

\$0

Town Tax:

4,073.55

Tax Assessed Value:

\$239,188

Assessors Full Market Value: \$626,147

Parcel Number: 66.00-6-66

Tax Block: 66

Tax Lot: 6

Tax Exemptions YN: No

Tax Legal Description: 260 Seasonal Residence

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Kitchen	First			See Floor Plan	Living Room	First			See Floor Plan

Architectural Style: Cabin
Book Information: Liber/Book: 2020; Page: 468; Section: 66
Construction Materials: Frame; Stone; Wood Siding
Documents Available: Survey
Flooring: Stone; Wood
Foundation Details: Stone
Heating: Wood Stove

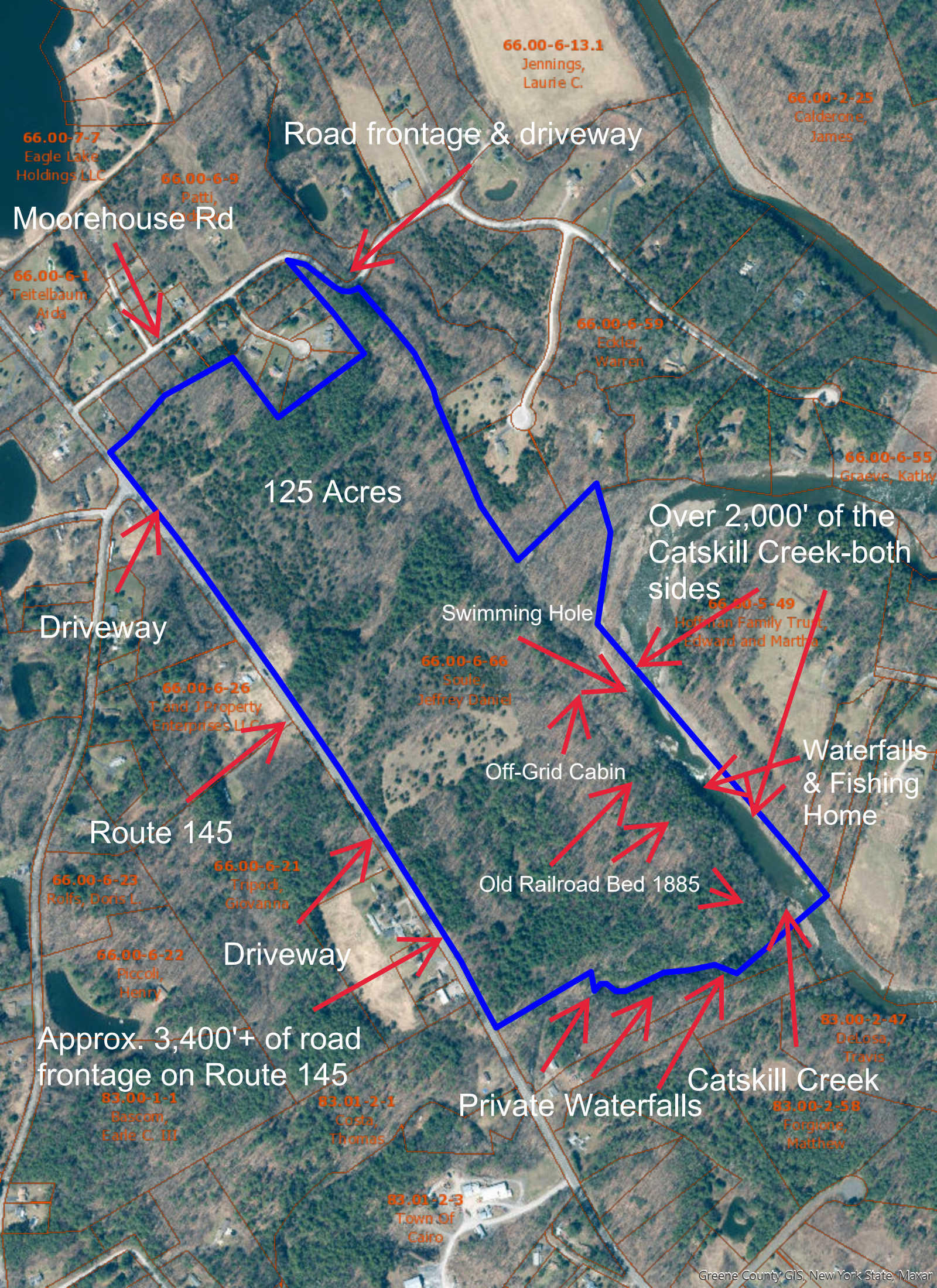
Levels: Bi-Level
Lot Features: Gentle Sloping; Secluded; Waterfall; Wooded
Patio And Porch Features: Covered; Front Porch; Rear Porch
Road Surface Type: Paved
Roof: Metal
Sewer: Holding Tank
Structure Type: Cabin
View: Creek/Stream; Mountain(s); Rural; Trees/Woods; Water
Water Source: Spring
Waterfront Features: Creek; Stream
Window Features: Other
Wood Stove Features: Wood Stoves Total: 1; Wood



Theodore Banta III
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RVW Select Properties
7 W Moorehouse Rd
Cairo, NY 12413
518-466-1219
518-943-5303
tedbanta3@yahoo.com
<https://rvwselectproperties.com/>

RW
SELECT PROPERTIES

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66.00-6-13.1

Jennings,
Laurie C.

66.00-2-25

Calderone,
James

Road frontage & driveway

66.00-7-7

Eagle Lake
Holdings LLC

66.00-6-9

Patti,
D

Moorehouse Rd

66.00-6-1

Teitelbaum,
Aida

66.00-6-59

Eckler,
Warren

66.00-6-55

Graeve, Kathy

125 Acres

Over 2,000' of the
Catskill Creek-both
sides

66.00-5-49

Hoffman Family Trust,
Edward and Martha

Swimming Hole

66.00-6-66

Soule,
Jeffrey Daniel

Driveway

66.00-6-26

T and J Property
Enterprises LLC

Route 145

66.00-6-23

Rolls, Doris L.

66.00-6-21

Trippel,
Giovanna

Off-Grid Cabin

Waterfalls
& Fishing
Home

Old Railroad Bed 1885

66.00-6-22

Piccoli,
Henry

Driveway

Approx. 3,400'+ of road
frontage on Route 145

83.00-1-1

Bascom,
Earle C. III

83.01-2-1

Costa,
Thomas

Private Waterfalls

83.00-2-47

Delosa,
Travis

83.00-2-58

Forgione,
Matthew

83.01-2-3

Town Of
Cairo



66.00-6-13.1
Jennings,
Laurie C.

66.00-2-25
Calderone,
James

66.00-7-7
Eagle Lake
Holdings LLC

66.00-6-9
Patti,
Andrew J

66.00-6-1
Teitelbaum,
Aida

66.00-6-59
Eckler,
Warren

66.00-6-55
Graeve, Kathy

66.00-5-49
Hoffman Family Trust,
Edward and Martha

66.00-6-66
Soule,
Jeffrey Daniel

66.00-6-26
T and J Property
Enterprises LLC

66.00-6-23
Rolfs, Doris L.

66.00-6-21
Tripodi,
Giovanna

66.00-6-22
Piccoli,
Henry

83.00-2-47
DeLosa,
Travis

83.00-1-1
Bascom,
Earle C. III

83.01-2-1
Costa,
Thomas

83.00-2-58
Forgione,
Matthew

83.01-2-3
Town Of
Cairo



66.00-6-13.1
Jennings,
Laurie C.

66.00-2-25
Calderone,
James

66.00-7-7
Eagle Lake
Holdings LLC

66.00-6-9
Patti,
Andrew J

66.00-6-1
Teitelbaum,
Aida

66.00-6-59
Eckler,
Warren

66.00-6-58
Farabee, Kathy

66.00-5-49
Hoffman Family Trust,
Edward and Martha

66.00-6-66
Soule,
Jeffrey Daniel

66.00-6-26
T and J Property
Enterprises LLC

66.00-6-23
Ruffs, Doris L.

66.00-6-21
Trippodi,
Giovanna

66.00-6-22
Piccoli,
Henry

83.00-2-42
DeLosa,
Travis

83.00-1-1
Bascom,
Earle C. III

83.01-2-1
Coda,
Thomas

83.00-2-58
Forgione,
Matthew

83.01-2-3
Town Of
Cairo

Greene County



Details for Taxes Levied in 2025

Tax Links

Property Info

Tax Info

Municipality of Cairo

Swis:	192400	Tax Map ID#:	66.00-6-66
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2025 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	6.598463	239,188.00	1,578.27
Town Tax	9.009280	239,188.00	2,154.91
Cairo fire	1.423033	239,188.00	340.37
			Total: 4,073.55

2025-26 School
No School tax information is available.



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: 2024 School Tax (2024-2025) ▼

Last Updated: 11/07/24 02:58 pm

Owner:

Soule Jeffrey Daniel
Soule Rebecca Cheeks
214 Riverside Dr Apt 508
New York, NY 10025

Tax Map # **66.00-6-66**

Tax Bill # **000396**

Bank Code:

School Code: **192401**

Property Class: **260**

Tax Roll: **1**

Location: **128 W Moorehouse Rd**
SWIS: **192400 Cairo**

Acreage: **125.11**

Frontage:

Liber: **2020**

Depth:

Page: **468**

Full Value: **626,147**

Assessment: **239,188**

STAR Savings: **0.00**

Tax Amount: 5,833.60

Tax Paid: **5,833.60**

Balance: 0.00

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School tax	16,700,576	239,188	24.357446	5,826.01
LibraryTax	21,745	239,188	0.031717	7.59

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/26/24	Soule Jeffrey Daniel	0926-00003	5,833.60	

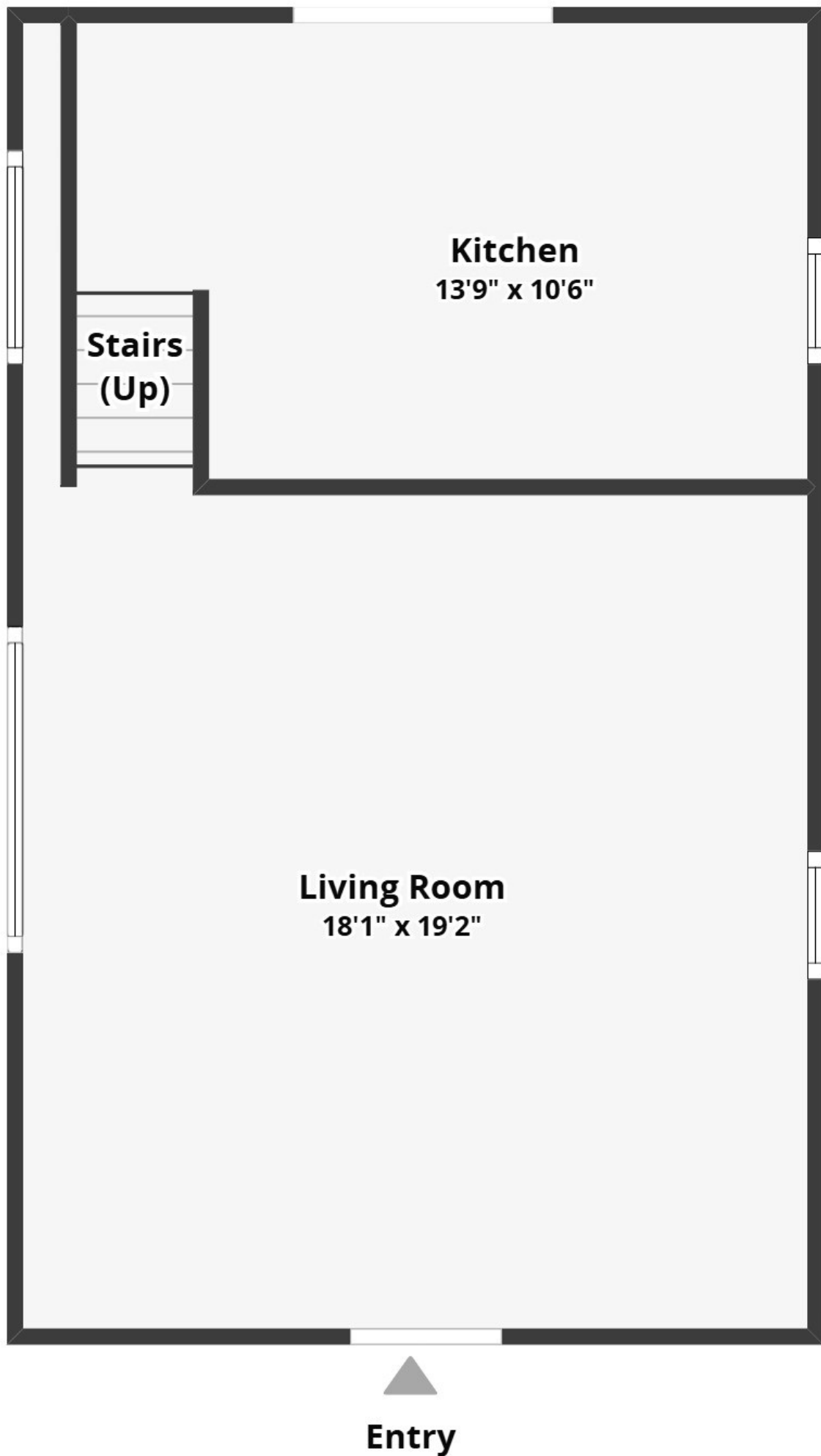
Tax Balance does not include any accrued Late Fees

**Payments shown may not include
payments made directly to the County**

[Late Fee Schedule](#)

[Tax Certification](#)

[Request Certification](#)



All dimensions are approximate and subject to independent verification

Connecting Cairo to the Catskill Mountain Railroad Line

by Robert Uzzilia
Cairo Town Historian

from the personal collection of Sylvia Hasenkopf

Originally published in Daily Mail July 29, 2003

When America's post-Civil War railroad expansion finally forged into the rural Catskills from the banks of the Hudson, one would think such technology was coming here for the first time.

But echoes of clanging steel and chugging smoke were conjured up in the minds of many local old timers when the Catskill Mountain Railroad built its branch line to Cairo in 1885. Four decades earlier, stretches of now refurbished railroad bed had been the route of an ambitious pioneer railroad called the Canajoharie & Catskill. A proposed 74 mile route was to stretch from the canal lock at Canajoharie in Montgomery County to Catskill Landing in Greene County. It would provide a more efficient link between the fertile Schoharie Valley and the Hudson River and hence the New York City market.

While the reliable Erie Canal lock system, completed in 1825, had improved the state's transportation corridors, there were limitations. Certain areas remained frozen over for periods in early Spring. The railroad would provide a more direct route and an extended operating season. By late 1830 a Topographical survey had been completed through the efforts of Lieutenant John Pickell and the Army's 4th Artillery Regiment. The total projected cost was \$700,000. Shares of stock in the Railroad would be sold at a par value of \$50. After a second survey was completed and confidence of investors bolstered by a favorable review, the village of Catskill was the scene of an animated ground breaking on October 27, 1831. Thomas B. Cooke, the President of the proposed railway and Orrin Day, President of the Tanners Bank led a procession which included a thirteen gun salute at sunrise and numerous speeches.

The celebration would be a bit premature, however, as four years slipped by before any track was actually laid.

Land was being snatched up all along the route and fears of real estate price gouging had even reached the governor's office. A stern warning against such actions was issued. Finally some movement was seen upon the election of new directors and the retention of Ephraim Beach as engineer of the project. He had been assistant engineer on the Erie Canal and was involved with notable railroad projects in New Jersey and Pennsylvania. He even carried an honorable military background, having served as a Captain in the War of 1812.

Also central to the future success of the project was Beach's decision to bring on George Cook as one of his assistant engineers. While only 20 years of age, Cook had ably assisted Beach in New Jersey on the Morris & Essex line and shown great expertise.

These men gave careful attention to the route itself and removed several steep inclines by studying parallel routes not before deemed feasible. Generally the run was along low-lying fertile farmland, but there were many stream crossings, requiring rock blasting and skilled masonry work. (Several of these beautifully arched bridges remain intact today.)

Financially, the project was straining and efforts were made to appropriate funds from the state. Although turned down for direct funding, the state did allow the railroad to sell \$400,000 more in stock. By 1837 panic was starting to set in amongst local residents but Mr. Beach and his assistants persevered and the work continued.

Finally, after many setbacks, due to flooding, the final grading was completed. Cross ties and timbers were laid and the strap iron rails from England were attached. Being a narrow gauge railroad, the width was set at four feet, eight and a half inches.

The engine, was manufactured by H.R. Dunham of New York City and called appropriately, the Mountaineer.

Its cost was \$6,300 and weighed nine and a half tons, which is light by railroad standards. Its power was fairly limited and appeared crude having only received a patent a year earlier. Its smoke stack was odd looking. The cars it pulled were not much more than carts on four wheels. It arrived locally in late 1839 and by Spring of the following year commenced operation. The pioneer venture was finally a reality.

Within the township of Cairo the railroad would have two or three stops, as evidenced by an early toll rate sheet. These would include from East to West, possibly a spot opposite Elisha Blackmar's hotel in South Cairo along the Susquehanna Turnpike, a spot near the present day intersection of State Route 23 and 32, and Woodstock along the Catskill Creek.

While information on the early days of this railroad are scant, we can learn much from some of the documents that have survived. A rate sheet donated years ago to the Durham Center Museum makes mention of many items transported by the railroad. Items such as candles by the box, grain, barley, lead bars, smoking pipes, snuff, tin, wool, leather hides, grindstones, barrels and building lath. They speak of a difficult existence but simple lifestyle.

It was a life of hard work, but great faith and reward.

While specific information on the people who worked the railroad is limited, we know from an early receipt book that James Ekler ran the engine, William Weed was a fireman (loaded the firebox), Augustus Hamlin, John Cornwall, John Goetschius and Richard Elmendorf all worked on the tracks.

Perhaps the best description of this strange yet exciting new form of transportation is found through the eyes of a young boy, many years later:

"When I was a little shaver of about 11 years, my father took me with him one day down below South Cairo on business. It was rather late in the fall and we drove down near a large mill that stood on the Catskill Creek about three miles west of Leeds. We came to a place where there was a queer looking machine with what appeared to me a frightful looking chimney and a big stove on wheels, which stood directly across the highway. My father said: "Johnny: that is the new railroad and that is the Indian," as I understood him, but of course, he must have said "engine."

I was rather skittish yet curious, and our steady old horse was more so than I was, and began to rear so that father had to get out and hold him by the head. Then I had a tall, rather tapering smoke stack about seven feet high, There was no cab, I remember, for later on when cabs were adopted, I noticed the difference. There was a tender next to the engine, a short four wheeled affair. There was a single pair of drivers about three feet in diameter, and while the affair would look very small and insignificant today, it seemed to me then, as big as a barn would now. The engine and the tender were not more than twelve feet in length, but the brass bell that was on the engine, that they kept ringing, took my eye, and I thought it sounded very pretty. There were three short four-wheeled freight cars that resembled the ore and coal cars of the present day (1897), and in the rear of these were two passenger cars that were simply four-wheeled platform cars with old stagecoach bodies thereon and fastened with bolts. In each of the cars were perhaps a half dozen passengers, and I, boylike, wondered how they dared to risk their lives in that way. By and by, after the track, which was composed of bar iron about two inches across and half an inch (thick) bolted on string pieces, was repaired, which occupied a few minutes, the bell rang and the engine, slowly at first and then with increasing speed, moved off up the road."

After almost two solid months of steady operation, the little railroad suffered its first setback. It was on a cool day in May, when the train crossed the second of three lattice bridges, at High Rock in Oak Hill. There had been heavy rains that season, which weakened the center pier. Just as the train was passing over, the bridge buckled and collapsed, sending three freight cars and two passenger cars plunging into the creek below. Jehiel Tyler, a Durham native, was killed. Another man suffered broken legs and several others received only slight injuries. The engine had safely reached the far side on firm ground and the crew was unhurt but they had witnessed a horrible scene.

It was imperative for the railroad, however, to get back in business as soon as possible. The area of Oak Hill had developed as a major freight supplier by virtue of its successful malleable iron works and other mills. Work commenced on repairing the bridge and it was ready by June. Regular runs continued but outside forces were working to squash the pioneer line, as it represented competition to powerful interests in Albany both financial and political. The accident at High Rock acted as a catalyst for critics of the project and funding from the state dried up. Despite plans to extend the run to the rich farmland of the Schoharie Valley, investor confidence was waning and the end appeared near. On May 20, 1842 the railroad was sold by the State of New York to Amos Cornwall and others for \$11,600., a fraction of its original value. After one last ditch effort to save it, the rails were finally ripped up. Some sections were sold to local farmers for wheel banding. (A section survives in the Durham Center Museum.) The engine was supposedly sold to the Catskill Point Ice House, to be used as a stationary hoisting apparatus.

Although it never fully extended to the Erie Canal, as planned, the little pioneer railroad did make an important contribution to the future safety of railroads. A method for spilling sand onto the track ahead of the engine to prevent slipping on grades was developed by Catskill Foundryman, Benjamin Wiltse.

Also, for those of us who live along the route, the story of the "C&C" has been a source of fascination for years. Many have learned bits and pieces of history about this early venture and pondered what might have been.

The railroad bed itself has provided both the youthful and the young at heart with memorable hikes. The exciting discovery of a superbly engineered stone arched bridge, provided a lasting testimonial to the ingenuity and skill of its makers. One can still make the journey today and picture that bulky little

engine belching smoke, thundering down the track. The conductor tips his hat and hollers a greeting, which is muted by the deafening noise, on his way to the next stop.

(I graciously thank those who have gathered information on this topic before me, namely Vernon Haskins and Dr. William Helmer and Dale Flansburg, whose efforts enable me to retell this great story of a pioneer railroad here in the Catskills)

[Home](#) [Table of Contents](#) [Greene County Overview](#) [Home Page](#)

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 128 W Moorehouse Rd, Cairo, NY 12413

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.

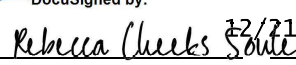

Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

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

I have received and read this disclosure notice.

DocuSigned by:			
		12/21/2024	
Seller	A4DA1E08F2A445F...	Date	Purchaser
Signed by:			
		1/30/2025	
Seller	42C0F9F683F54A8...	Date	Purchaser

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 Date

DocuSigned by:
Rebecca Cheeks Smith 12/21/2024
A4DA1E08F2A445F...

Purchaser Date

Seller Date

Signed by:
Jim Smith 1/30/2025
42C0F9F683F54A8...

Purchasers Agent

Theodore Banta III & Konrad Roman

Sellers Agent

DocuSigned by:
Ted Banta
75F0C5617FD84BF...



Division of Licensing Services

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) Jeffery D. Soule & Rebecca Cheeks Soule acknowledge receipt of a copy of this disclosure form:

Signature of ☐ Buyer(s) and/or ☒ Seller(s):

DocuSigned by:

Rebecca Cheeks Soule 12/21/2024
 A4DA1E08F2A445F...

Signed by:

1/30/2025

JH Soule
 42C0F9F683F54A8...

Date: _____

Date: _____



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

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.



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) Jeffery D. Soule & Rebecca Cheeks Soule

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

Buyer/Tenant/Seller/Landlord Signature  Date: 1/30/2025
Signed by:
42C0F9F683F54A8...

Buyer/Tenant/Seller/Landlord Signature  Date: 12/21/2024
DocuSigned by:
A4DA1E08F2A445F...

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