

754 Bunker Hill Road
Nassau, NY 12123

\$324,900



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	2
Living Area	1520

Details

Above Grd Fin Area: 1754	Garage Spaces: 3
Below Grd Fin Area: 0	Year Built: 1969
Sub Type: Single Family Residence	Acres: 0.61

Additional Info

Basement	Yes	Fireplace	Yes	Wood Stove	Yes
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Remarks

Welcome home to this charming and well-maintained 3 bedroom, 2 bath home in Nassau, offering comfort, character, and exceptional versatility. The inviting eat-in kitchen features a breakfast bar and a beautiful brick fireplace with a wood stove insert, creating the perfect gathering space for family and friends. The spacious living room offers a second fireplace with a wood stove insert, adding warmth and cozy appeal throughout the seasons. The floor plan includes a primary bedroom with its own bath, a convenient first-floor laundry room, and a flexible room that's ideal as a home office, den, craft room, workout space, or playroom. Upstairs, a walk-up second floor offers exciting potential to create additional finished living space to suit your needs. Outside, you'll enjoy covered front and side porches, a backyard patio, and plenty of yard space for relaxing, gardening, or entertaining. Two driveways provide ample parking, while the impressive detached 3-car garage offers abundant space for vehicles, hobbies, storage, or a workshop. Lovingly cared for over the years, this home is ready for its next chapter. Conveniently located with easy access to Route 20, East Greenbush, Albany, and the Berkshires, you'll enjoy the perfect blend of country charm and everyday convenience. Explore the virtual tour, floor plans, aerial photography, and dedicated multimedia property website to experience everything this home has to offer.

Residential Active
MLS# 20263774

754 Bunker Hill Road
Nassau, NY 12123
County: Rensselaer

\$324,900
Public Report



Beds:	3	Sub-Type:	Single Family Residence
Baths - Total (F,H)	2	Township:	East Nassau
	(2,0)	Town	Schodack
Basement YN:	Yes	(Taxable):	
Living Area:	1,520	911 Address:	754 Bunker Hill Rd Nassau NY 12123
Above Grade Finished Area:	1,754	Lot Size Acres:	0.61
Below Grade Finished Area:	0	Zoning:	R-20 Res
Fireplace YN:	Yes	Zoning	R-20 Residential
Fireplaces Total:	1	Description:	
Wood Stove YN:	Yes	Year Built:	1969
		New Construction YN:	No
		Garage YN:	Yes
		Attached	No
		Garage YN:	
		Garage Spaces:	3
		Lease Considered YN:	No

Public Remarks: Welcome home to this charming and well-maintained 3 bedroom, 2 bath home in Nassau, offering comfort, character, and exceptional versatility. The inviting eat-in kitchen features a breakfast bar and a beautiful brick fireplace with a wood stove insert, creating the perfect gathering space for family and friends. The spacious living room offers a second fireplace with a wood stove insert, adding warmth and cozy appeal throughout the seasons. The floor plan includes a primary bedroom with its own bath, a convenient first-floor laundry room, and a flexible room that's ideal as a home office, den, craft room, workout space, or playroom. Upstairs, a walk-up second floor offers exciting potential to create additional finished living space to suit your needs. Outside, you'll enjoy covered front and side porches, a backyard patio, and plenty of yard space for relaxing, gardening, or entertaining. Two driveways provide ample parking, while the impressive detached 3-car garage offers abundant space for vehicles, hobbies, storage, or a workshop. Lovingly cared for over the years, this home is ready for its next chapter. Conveniently located with easy access to Route 20, East Greenbush, Albany, and the Berkshires, you'll enjoy the perfect blend of country charm and everyday convenience. Explore the virtual tour, floor plans, aerial photography, and dedicated multimedia property website to experience everything this home has to offer.

Back on Market Date: 09/14/2026	Possession: Close Of Escrow	Status Change Timestamp: 07/06/2026
		Original List Price: \$345,900
		List Price: \$324,900

School District: East Greenbush	Tax Annual Amount: \$4,966	Parcel Number: 211.-1-5
List Price/SqFt: \$213.75	General Tax: \$0	Tax Block: 5
	School Tax: \$2,691.33	Tax Lot: 1
	Town Tax: 2,274.03	Tax Exemptions Yes
	Tax Assessed Value: \$191,000	YN:
	Assessors Full Market Value: \$335,088	Tax Legal Description: 210 Single Family Residence

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom	First			See Floor Plans	Primary Bathroom	First			See Floor Plans
Bedroom	First			See Floor Plans	Bathroom	First			See Floor Plans
Bedroom	First			See Floor Plans	Laundry	First			See Floor Plans
Bonus Room	First			See Floor Plans	Living Room	First			See Floor Plans
Kitchen	First			See Floor Plans					
Other Room	Second			See Floor Plans					

Appliances: Dishwasher; Dryer; Freezer; Range; Refrigerator; Washer

Architectural Style: Ranch

Attic Features: Other

Basement: Full; Storage Space; Unfinished

Book Information: Liber/Book: 10324; Page: 250; Section: 211.

Interior Features: Breakfast Bar; Central Vacuum; Eat-in Kitchen

Laundry Features: Laundry Room; Main Level

Levels: One and One Half

Lot Features: Corner Lot; Few Trees; Front Yard; Landscaped; Paved

Other Structures: Garage(s)

Construction Materials: Asphalt; Frame; Vinyl Siding
Electric: Circuit Breakers
Fireplace Features: Insert; Kitchen; Living Room; Wood Burning; Other
Flooring: Brick; Carpet; Hardwood; Laminate; Linoleum
Foundation Details: Block
Heating: Baseboard; Hot Water; Wood Stove

Parking Features: Driveway; Garage Faces Front; Paved
Patio And Porch Features: Front Porch; Patio; Side Porch
Road Frontage Type: Town
Road Surface Type: Paved
Roof: Shingle
Sewer: Septic Tank
Special Listing Conditions: Trust
Structure Type: House
View: Neighborhood
Water Source: Well
Wood Stove Features: Wood Stoves Total: 3; Freestanding; Insert; Wood



Theodore Banta III
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RW
SELECT PROPERTIES

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and [FBS](#). Prepared by Theodore Banta III on Wednesday, October 14, 2026 9:55 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Collection: **Town & County 2026****Fiscal Year Start:** 1/1/2026**Fiscal Year End:** 12/31/2026**Warrant Date:** 1/1/2026**Total Tax Due (minus penalties & interest)** \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/22/2026	1/22/2026	\$2,274.03	\$2,274.03	\$0.00	\$0.00	Counter	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
005497	384489	211.-1-5	Payment Posted
Address	Municipality	School	
754 Bunker Hill Rd	Town of Schodack	East Greenbush CSD	

OwnersWitkowski Irv Trust Mary
ElleFurminger-Haist Margaret S
754 Bunker Hill Rd
Nassau, NY 12123**Property Information****Roll Section:** 1**Property Class:** 1 Family Res**Lot Size:** 0.61**Assessment Information****Full Market Value:** 311024.00**Total Assessed Value:** 191000.00**Uniform %:** 61.41

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
HOMESTEAD PARCEL		0.0000	0.000	0.00000000	\$0.00
N Y Mandates County	62083396	0.0000	191000.000	5.51607600	\$1,053.57
Charge Backs County	918394	-8.4000	191000.000	0.69883000	\$133.48
Town of Schodack	4110239	5.7000	191000.000	3.12759000	\$597.37
Highway - Schodack	1036126	-30.6000	191000.000	0.84519900	\$161.43
Town Ambulance Dist	919744	120.8000	191000.000	0.66536400	\$127.08
Nassau Lake W Fire	159687	3.2000	191000.000	1.05287700	\$201.10

Total Taxes: \$2,274.03

Estimated State Aid - Type	Amount
County	51474466.00
Town	984629.00

Mail Payments To:

Shawn Masters

Receiver of Taxes

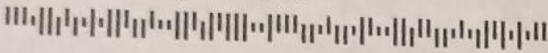
P O Box 436 East Schodack, N Y 12063

Shawn Masters
Receiver of Taxes
PO Box 436
East Schodack, NY 12063



* 211.-1-5 012442
Witkowski Irvc Trust Mary Elle
Furminger-Haist Margaret S
754 Bunker Hill Rd
Nassau, NY 12123 **

891



EAST GREENBUSH CENTRALSCHOOL DISTRICT 2026 - 2027 SCHOOL TAX BILL

EAST GREEN 2026 - 2027 SCHOOL TAX BILL					
BANK CODE	BILL NO	SEQUENCE NO	PAGE NO	ROLL SECT	ACCOUNT NO
	012442	12540	1 OF 1	1	325J109300
FISCAL YEAR			WARRANT DATED		SWIS CODE
7/1/2026 - 6/30/2027			9/8/2026		384489
ESTIMATED STATE AID				SEE REVERSE SIDE FOR MORE INFORMATION	
SCHL 39,862,629					
FOR YOUR INFORMATION					

Mail Payments to PO Box 436 E. Schodack, NY 12063
Or use Drop Box outside of Town Hall Entrance Door
Pay or view bills online at www.schodack.org
Please write Phone number on your check
Include Entire bill with payment for receipt.
AFTER 10/30/2026 CONTACT BUREAU OF FINANCE AT
518-270-2773 FOR DELINQUENT TAX INFORMATION

IN
PERSON
PAYMENT

Tax Office- Town Hall 265 Schuurman Rd
Sept: Mon, Wed & Fri 9-4, Tues & Thurs 9-1
Oct: Mon, & Fri 9-4, Wed & Thurs 9-1

PROPERTY DESCRIPTION & LOCATION	
TAX MAP NO.	211.-1-5
LOCATION	754 Bunker Hill Rd
DIMENSIONS	FR: 221.58 D: 89.03 A: 0.61
SCHOOL DIST	E Greenbush Cent 158
PROPERTY CLASS	1 Family Res

EXEMPTION	TAX PURPOSE	VALUE	EXEMPTION	TAX PURPOSE	VALUE
ENH STAR	SCHOOL	54,350			
	Full Value:	95,351			

THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT: 335088
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS IS: 57.00%
THE ASSESSED VALUE OF THIS PROPERTY IS: 191000

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE PRIOR YEAR	TAXABLE ASSESSED VALUE	TAX RATE PER \$1,000	TAX AMOUNT
HOMESTEAD PARCEL TOWN OF Schodack					T
School Tax	63,877,604	3.3	191,000.00	19.509587	3,726.33
PAID OCT 06 2026 TOWN OF SCHODACK RECEIVER OF TAXES					
Your tax savings this year resulting from the New York State Tax Relief (STAR) program is: Note: This year's STAR exemption cannot exceed last year's benefit.					-1,035.00

LATE PAYMENT SCHEDULE ON TOTAL TAX DUE

IF PAID BY	10/30/2026		
PENALTY	53.83		
TOTAL DUE	2,745.16		

TOTAL TAX	2,691.33
DUE BY:	10/08/2026

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 754 Bunker Hill Rd, Nassau, NY 12123

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.
MFA MFA

I have received and read this disclosure notice.

<u>Mary Ellen Withanick</u> <u>6/17/26</u> Seller Signed by: Date	_____ Purchaser Date
<u>Margaret Fumich</u> <u>6/19/2026</u> Seller Signed by: Date	_____ Purchaser Date

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

Mary Ellen Witherski 6/17/26
Seller Date

Purchaser Date

Signed by:
Margaret Fumich 6/18/2026
773DF81BC26E4A5...
Seller Date

Purchasers Agent

Theodore Banta III & Konrad Roman
Sellers Agent

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)

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

MEW Initial MEW ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

MEW Initial MEW ☐ 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): _____
☒ 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)

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.

Mary Ellen Witkowski 4/17/26
 Seller Date

 Purchaser Date
 Theodore Banta III & Konrad Roman 4/17/26
 Agent Date

Signed by:
Margaret Furning 4/17/26
 Seller 773DF81BC26E4A5... Date

 Purchaser Date

 Agent Date



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) Mary Ellen Witkowski Irv Trust & Margaret Furminger-Haist acknowledge receipt of a copy of this disclosure form:

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

Mary Ellen Witkowski 6/17/26

Signed by:

6/19/2026

Margaret Furminger-Haist

773DF81BC26E4A5...

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) Mary Ellen Witkowski Irvc Trust & Margaret Furminger-Haist

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

Buyer/Tenant/Seller/Landlord Signature Mary Ellen Witkowski Date 6/17/26

Buyer/Tenant/Seller/Landlord Signature Margaret Furminger-Haist Date 6/19/2026
Signed by: 773DF81BC26E4A5...

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