

3667 Route 67
Freehold, NY 12431

\$449,900



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		Details	
Beds	5	Above Grd Fin Area: 2050	Year Built: 1900
Baths	2	Below Grd Fin Area: 0	Acres: 0.5
Baths Full	2	Sub Type: Single Family Residence	
Living Area	2050		

Additional Info	
Basement	Yes

Remarks

A Grand Victorian with Endless Possibilities! Right at the Heart of the Northern Catskills! Welcome to 3667 Route 67. An extraordinary, one-of-a-kind Victorian residence in the beloved hamlet of Freehold, at the storied crossroads of Route 67 & Route 32 in Greenville. Freehold is an uncrowded, unhurried corner of the Catskills -- a place full of trees, historic homes, and a community that keeps life full while keeping the peace and quiet intact. This impressive home sits right in the center of it all, within walking distance to local shops, eateries, and the Freehold Country Store -- yet tucked into the tranquil rhythm of rural Catskills living. Newbaltimoreanimalhosp With 5 to 7 bedrooms and 2 baths across two beautifully scaled levels, this home delivers the rare combination of Victorian grandeur and true lifestyle versatility. The interior is rich with original craftsmanship -- wide-plank flooring, historic millwork, and character that simply cannot be reproduced -- balanced beautifully with modern amenities that today's buyer demands. The large eat-in kitchen and formal dining room were made for gatherings. The dedicated billiards room and poker loft bring the entertainment to another level. The private four-person infrared sauna is your après-ski sanctuary after a day on the slopes. A bar room, game room, laundry room, and professional suite or office round out a floor plan that is as functional as it is impressive. Step outside to a wraparound country porch that captures the timeless character of this Victorian gem, a covered back deck with a fire pit and grilling

Residential Active
MLS# 20260595

3667 Route 67
Freehold, NY 12431
County: Greene

\$449,900
Public Report



Beds:	5	Sub-Type:	Single Family Residence
Baths - Total (F,H)	2	Township:	Freehold
	(2,0)	Town	Greenville
Basement YN:	Yes	(Taxable):	
Stories:	2	911 Address:	3667 Route 67
Living Area:	2,050		Freehold NY
Above Grade Finished Area:	2,050		12431
Below Grade Finished Area:	0	Lot Size	0.5
		Acres:	
		Zoning:	Hamlet
		Zoning Description:	210 Single Family Residence - Hamlet Zoning
		Year Built:	1900
		New Construction YN:	No
		Garage YN:	No
		Lease Considered YN:	Yes
		Lease Term:	12 Months

Public Remarks: A Grand Victorian with Endless Possibilities! Right at the Heart of the Northern Catskills! Welcome to 3667 Route 67. An extraordinary, one-of-a-kind Victorian residence in the beloved hamlet of Freehold, at the storied crossroads of Route 67 & Route 32 in Greenville. Freehold is an uncrowded, unhurried corner of the Catskills -- a place full of trees, historic homes, and a community that keeps life full while keeping the peace and quiet intact. This impressive home sits right in the center of it all, within walking distance to local shops, eateries, and the Freehold Country Store -- yet tucked into the tranquil rhythm of rural Catskills living. Newbaltimoreanimalhosp With 5 to 7 bedrooms and 2 baths across two beautifully scaled levels, this home delivers the rare combination of Victorian grandeur and true lifestyle versatility. The interior is rich with original craftsmanship -- wide-plank flooring, historic millwork, and character that simply cannot be reproduced -- balanced beautifully with modern amenities that today's buyer demands. The large eat-in kitchen and formal dining room were made for gatherings. The dedicated billiards room and poker loft bring the entertainment to another level. The private four-person infrared sauna is your après-ski sanctuary after a day on the slopes. A bar room, game room, laundry room, and professional suite or office round out a floor plan that is as functional as it is impressive. Step outside to a wraparound country porch that captures the timeless character of this Victorian gem, a covered back deck with a fire pit and grilling area for outdoor entertaining, and a private parking lot -- an exceptional and rare feature that opens the door to countless possibilities. Whether you envision this as a grand primary residence, a multi-generational family homestead, a high-capacity vacation retreat, or an income-producing short-term rental or bed & breakfast -- this home delivers the scale, the setting, and the character to support any vision. Greenville lives up to its name with spectacular golf, including Sunny Hill's lush 18-hole course and Thunderhart Golf Course -- a championship par-72 course with 11 ponds and 15 sand traps -- both just minutes away. The location is equally compelling for four-season adventure: 5 minutes to Greenville Town Park, 10 minutes to Zoom Flume Water Park, 20 minutes to Dutchman's Landing & the Hudson River, 20 minutes to Green Lake, 25 minutes to Windham Ski Mountain, 35 minutes to Hunter Ski Mountain, and just 40 minutes to Albany -- and under 2.5 hours from New York City. Explore our 3D virtual tours, floor plans & multimedia website. A home like this doesn't come along often -- come see it for yourself.

Possession: Close Of Escrow

Status Change Timestamp: 02/13/2026

Original List Price: \$475,000

List Price: \$449,900

School District: Greenville School District

Tax Annual Amount: \$4,057
General Tax: \$0
School Tax: \$2,661.86
Town Tax: 1,394.73
Tax Assessed Value: \$84,000
Assessors Full Market Value: \$195,349

Parcel Number: 51.03-1-7
Tax Block: 7
Tax Lot: 1
Tax Exemptions No
YN:
Tax Legal Description: 210 Single Family Residence

List Price/SqFt: \$219.46

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

Bedroom	Second	See Floor Plans	Laundry	First	See Floor Plans
Bedroom	Second	See Floor Plans	Living Room	First	See Floor Plans
Bedroom	Second	See Floor Plans	Sauna	First	See Floor Plans
Bedroom	Second	See Floor Plans			
Dining Room	First	See Floor Plans			
Kitchen	First	See Floor Plans			

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

Architectural Style: Victorian

Attic Features: None

Basement: Partial; Unfinished

Book Information: Liber/Book: 2018; Page: 158; Section: 51.03

Construction Materials: Stone; Vinyl Siding

Electric: 200+ Amp Service

Exterior Features: Fire Pit

Flooring: Hardwood; Laminate; Linoleum; Plank

Foundation Details: Stone

Heating: Baseboard; Hot Water; Propane

Interior Features: Eat-in Kitchen; High Speed Internet; Sauna; Wet Bar

Laundry Features: Laundry Room

Levels: Multi/Split

Parking Features: Parking Lot

Patio And Porch Features: Covered; Deck; Front Porch; Rear Porch; Side Porch; Wrap Around

Road Frontage Type: County Road

Road Surface Type: Paved

Roof: Asphalt; Shingle

Sewer: Septic Tank

View: Neighborhood

Water Source: Well

Window Features: Double Hung Window(s)



Theodore Banta III

License:10311206649

RVW Select Properties

7 W Moorehouse Rd

Cairo, NY 12413

518-466-1219

518-943-5303

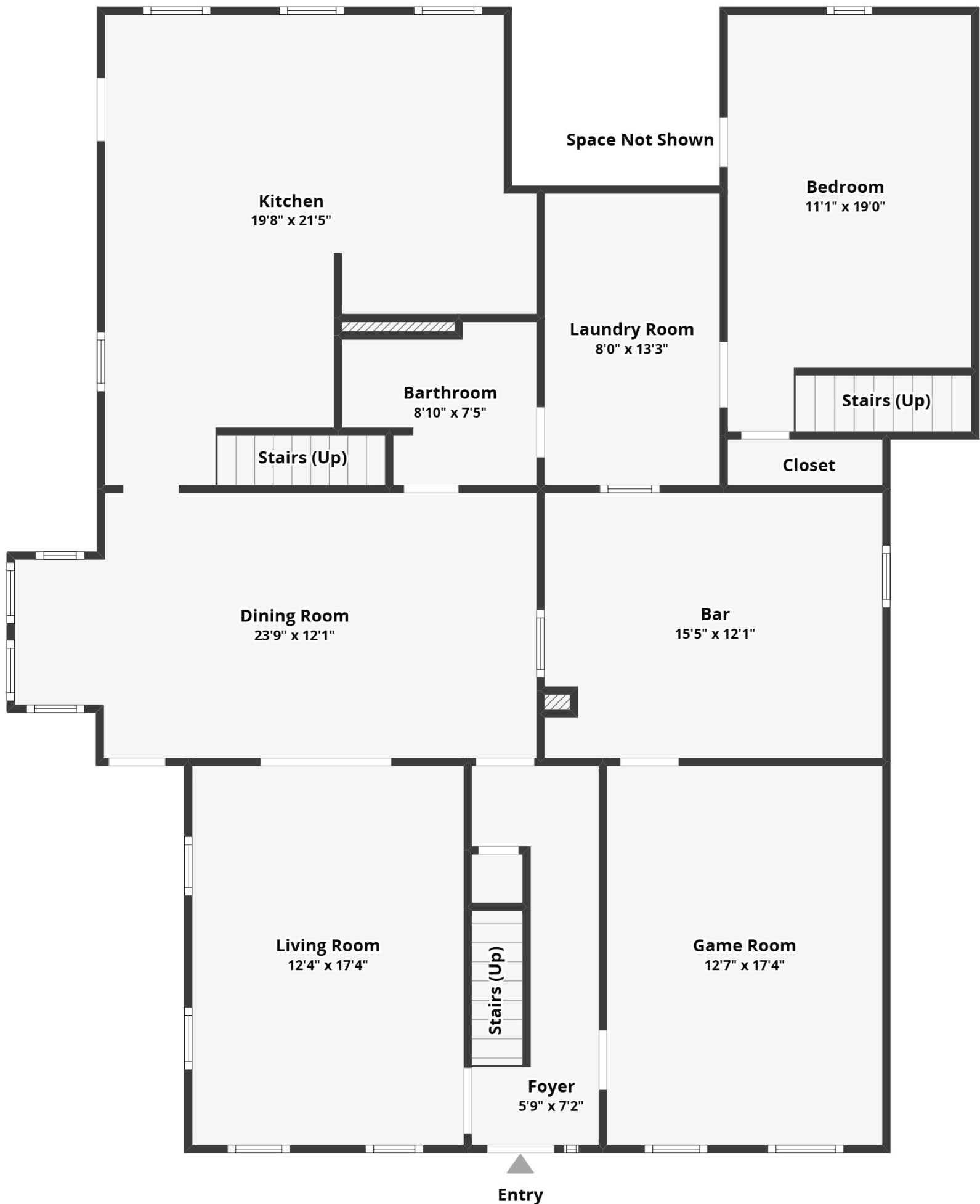
tedbanta3@yahoo.com

<https://rvwselectproperties.com/>

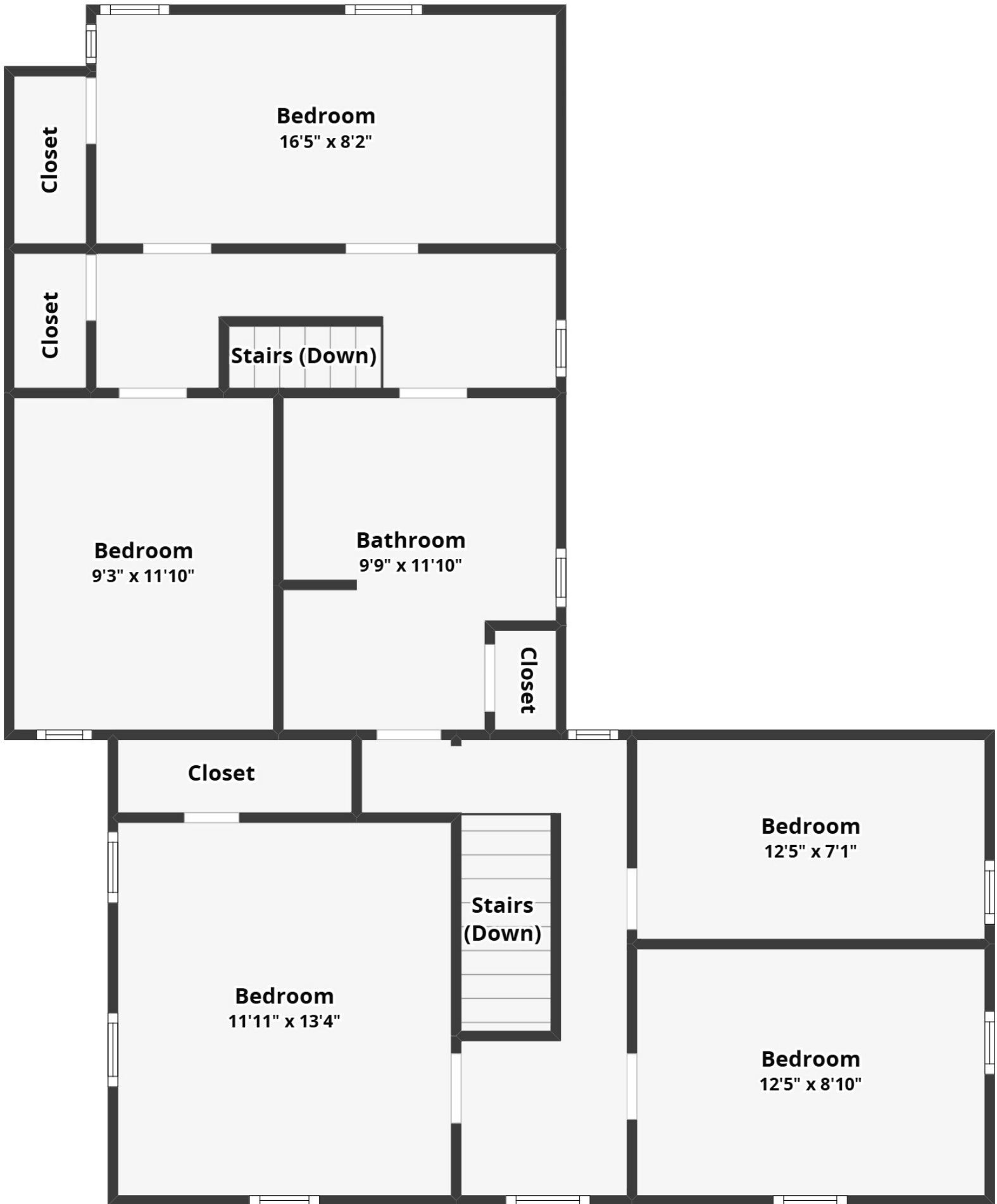


SELECT PROPERTIES

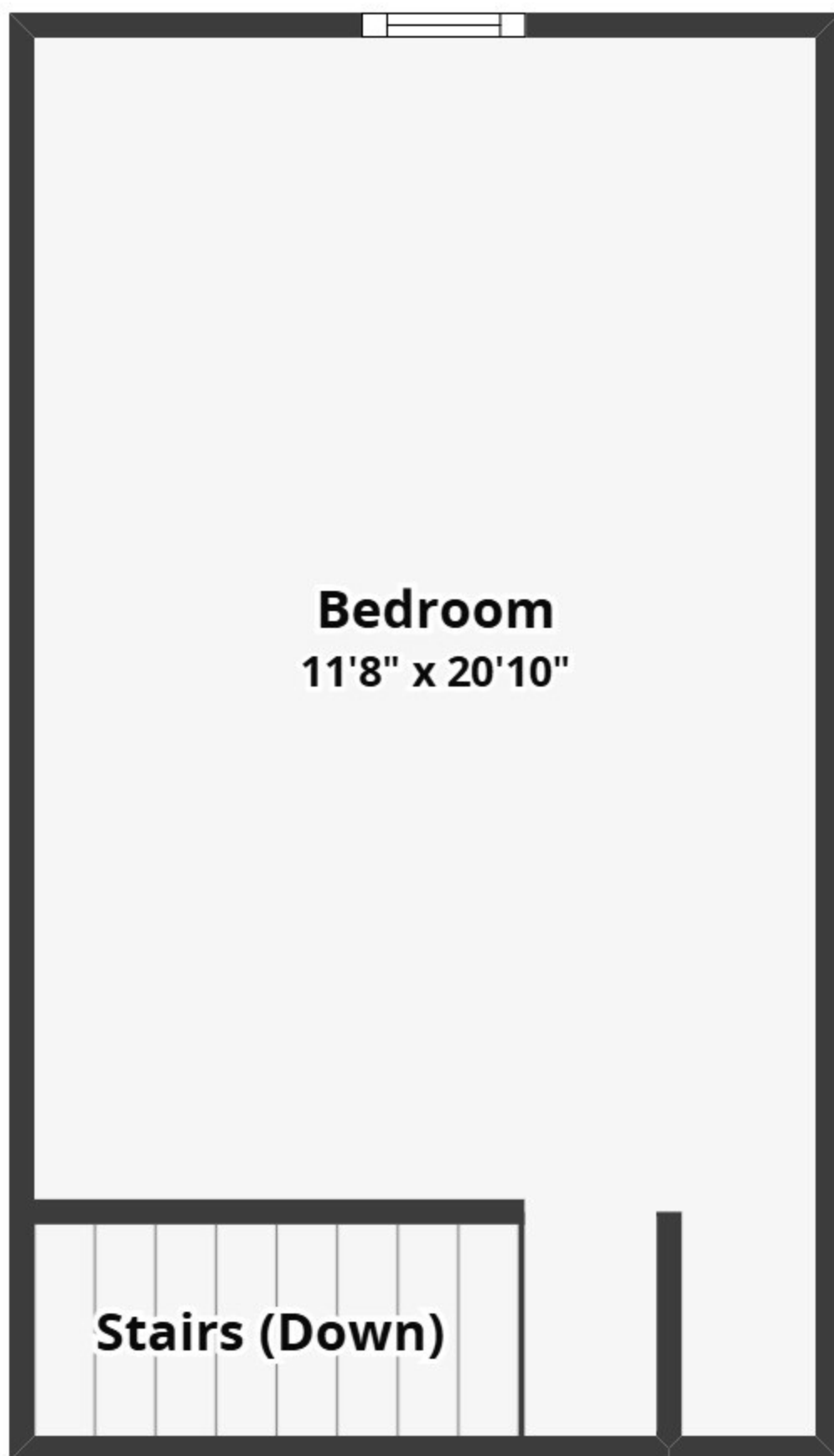
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All dimensions are approximate and subject to independent verification

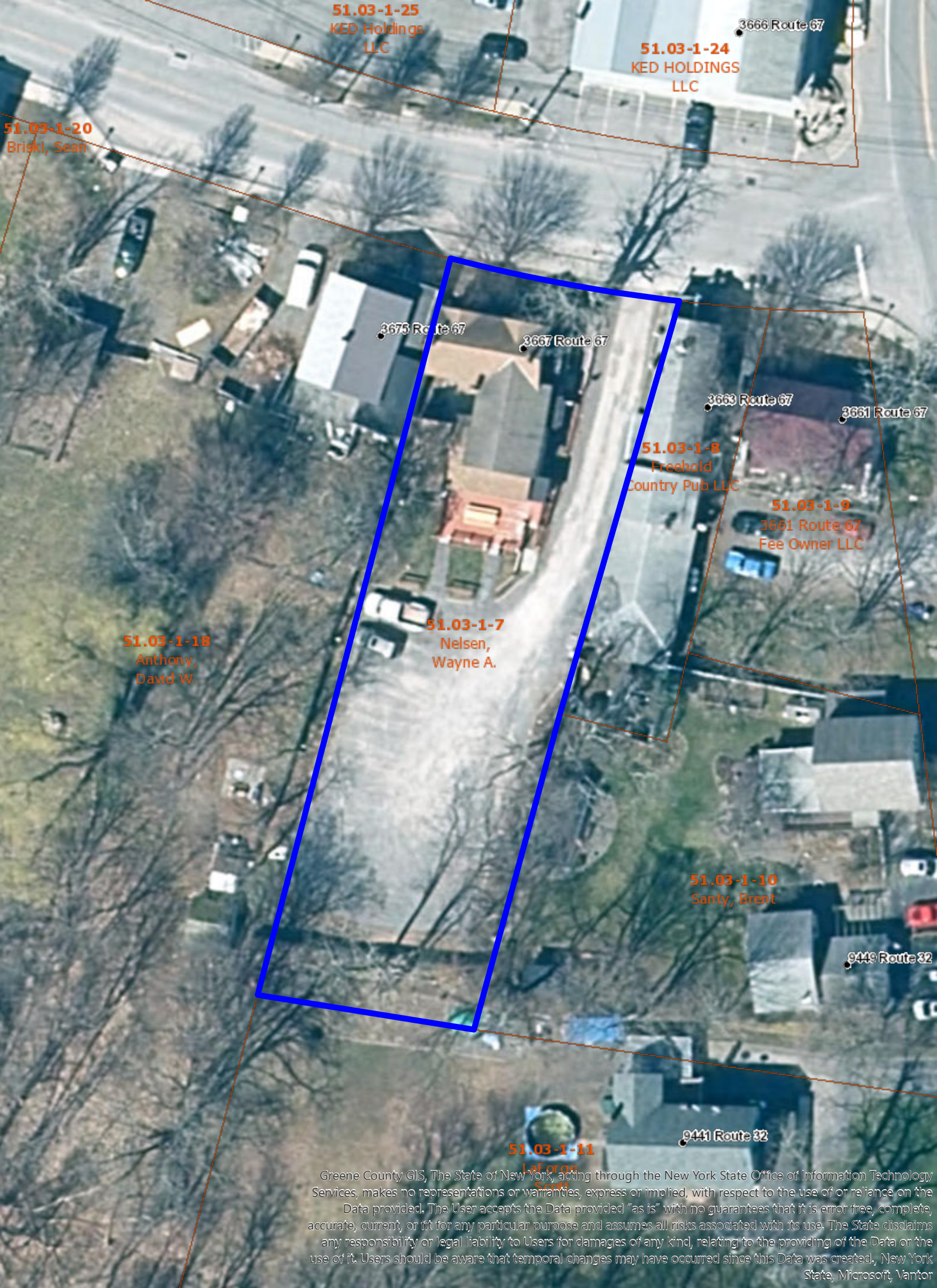


All dimensions are approximate and subject to independent verification



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51.03-1-25
KED Holdings
LLC

51.03-1-24
KED HOLDINGS
LLC

3666 Route 67

51.03-1-20
Briski, Sean

3675 Route 67

3667 Route 67

3663 Route 67

3661 Route 67

51.03-1-8
Freehold
Country Pub LLC

51.03-1-9
3661 Route 67
Fee Owner LLC

51.03-1-18
Anthony,
David W.

51.03-1-7
Nelsen,
Wayne A.

51.03-1-10
Santy, Brent

9440 Route 32

51.03-1-11
Laforn

9441 Route 32

Greene County GIS, The State of New York, acting through the New York State Office of Information Technology Services, makes no representations or warranties, express or implied, with respect to the use of or reliance on the Data provided. The User accepts the Data provided "as is" with no guarantees that it is error free, complete, accurate, current, or fit for any particular purpose and assumes all risks associated with its use. The State disclaims any responsibility or legal liability to Users for damages of any kind, relating to the providing of the Data or the use of it. Users should be aware that temporal changes may have occurred since this Data was created, 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)** \$1,394.73**\$1,394.73****Pay Full**

Tax Bill #	SWIS	Tax Map #	Status
001558	193200	51.03-1-7	Unpaid
Address	Municipality	School	
3667 Route 67	Town of Greenville	Greenville Centrl	

Owners

Nelsen Wayne A
PO Box 312
Freehold, NY 12431

Property Information

Roll Section: 1
Property Class: 1 Family Res
Lot Size: 0.50

Assessment Information

Full Market Value: 195349.00
Total Assessed Value: 84000.00
Uniform %: 43.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	84000.000	5.27611200	\$443.19
Town Tax	1907930	0.1000	84000.000	7.09957500	\$596.36
Ambulance District	395656	-35.3000	84000.000	1.39768900	\$117.41
Freehold fire	171473	17.7000	84000.000	1.74847000	\$146.87
Freehold It	10130	0.0000	84000.000	1.08215000	\$90.90

Total Taxes: \$1,394.73**FULL PAYMENT OPTION**

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Jan 01	Jan 31, 2026	\$1,394.73	\$0.00	\$0.00	\$1,394.73
Feb 01	Feb 28, 2026	\$1,394.73	\$13.95	\$0.00	\$1,408.68
Mar 01	Mar 31, 2026	\$1,394.73	\$27.89	\$0.00	\$1,422.62
Apr 01	Apr 30, 2026	\$1,394.73	\$41.84	\$0.00	\$1,436.57
May 01	May 31, 2026	\$1,394.73	\$55.79	\$2.00	\$1,452.52
Jun 01	Jun 30, 2026	\$1,394.73	\$69.74	\$2.00	\$1,466.47
Jul 01	Jul 31, 2026	\$1,394.73	\$83.68	\$2.00	\$1,480.41

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



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: 2025 School Tax (2025-2026) ▼

Last Updated: 11/07/25 10:12 am

Owner:
 Nelsen Wayne A
 PO Box 312
 Freehold, NY 12431

Tax Map # 51.03-1-7
Tax Bill # 004862
Bank Code: Lereta
School Code: 193201
Property Class: 210 **Tax Roll:** 1

Location: 3667 Route 67
SWIS: 193200 Greenville

Acreage: .5
Frontage: **Liber:** 2018
Depth: **Page:** 158

Full Value:	195,349
Assessment:	84,000
STAR Savings:	0.00
Tax Amount:	2,661.86
Tax Paid:	2,661.86
Balance:	0.00

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	18,983,829	84,000	31.5631	2,651.30
Library Tax	75,618	84,000	0.1257	10.56

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/30/25	Bank	0	2,661.86	

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](#)

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 3667 Route 67, Freehold/Greenville, NY 12431

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

I have received and read this disclosure notice.

<u><i>W. J. J. J. J.</i></u>	<u>1/14/26</u>	_____	_____
Seller	Date	Purchaser	Date
_____	_____	_____	_____
Seller	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

Wayne Helser 11/14/26
Seller Date

Purchaser Date

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)

WN [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): _____

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

WN [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): _____

☒ 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)

TS SB3&KB [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.

Wayne Helser 1/14/26
Seller Date

Seller Date

Purchaser Date

Purchaser Date

Theodore Banta III & Konrad Roman TS SB3&KB 1/14/26
Agent 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) Wayne Nelsen acknowledge receipt of a copy of this disclosure form:

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

X Wayne Nelsen

Date: _____

Date: 1/14/26



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) Wayne Nelsen

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

Buyer/Tenant/Seller/Landlord Signature Wayne Nelsen Date 1/14/26

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

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