

PONDRA'S HOMES & HEARTH REALTY LLC
9 COLLEGE STREET
CLINTON, NEW YORK 13323
PHONE: (315) 853-7251 FAX: (315) 853-7257

THE PROCESS FOR PURCHASING A HOME

1. ORIGINAL APPOINTMENT WITH YOUR REALTOR
 - A. FINANCIAL INFORMATION
 - B. OBTAIN PRE QUALIFICATION LETTER
 - C. NEEDS/ DESIRES FOR SPECIFIC HOME
2. INSPECTING/ SELECTING THE RIGHT HOUSE
3. THE PURCHASE OFFER (WRITING/SIGNING IT)
4. THE PURCHASE OFFER (NEGOTIATIONS/ ACCEPTANCE)
5. DO NOT CHARGE ITEMS ON YOUR CREDIT CARDS OR USE ANY LINES OF CREDIT AS IT MAY CHANGE YOUR CREDIT SCORES AND EFFECT OR TERMINATE YOUR PURCHASE.
6. MORTGAGE APPLICATION
 - APPLICATION FEE
 - APPRAISAL FEE
 - DEPOSIT- APPLIED TOWARDS CLOSING COSTS
 - HOMEOWNERS INSURANCE
 - ADDITIONAL TESTING FEES FOR PURCHASER TO CONSIDER:
 - SOME BANK REQUIRED, OTHERS OPTIONAL
 - WATER - FHA/CONV. VARY IN COST
 - SEPTIC
 - PEST INSPECTION (REQUIRED FOR ALL FHA)
 - STRUCTURAL
 - RADON
7. APPRAISAL OF THE PROPERTY BY THE LENDING INSTITUTION
8. MORTGAGE COMMITMENT
9. OBTAINING TITLE INSURANCE
10. SETTING THE CLOSING DATE (SET BY ATTORNEYS INVOLVED)
11. ARRANGE FOR UTILITIES TRANSFER (GAS, ELECTRIC, WATER)
12. THE CLOSING AND MOVING IN!

Fax to: Pondra's Homes & Hearth Realty
9 College Street
From: Clinton, NY 13323
315-853-7251 Phone
Date: 315-853-7257 Fax

Property Address: _____

Purchaser:

Homebuyer: Phone: Fax:

Purchasers attorney: Phone: Fax:

Purchasers agent: Phone: Fax:

Seller:

Seller: Phone: Fax:

Sellers attorney: Phone: Fax:

Sellers agent: Phone: Fax:

Mortgage Lender:

Loan Officer: Phone: Fax:

Processor: Phone: Fax:

Bank attorney: Phone: Fax:



PONDRA'S HOMES & HEARTH REALTY
 4 College Street
 CLINTON, NEW YORK 13323
 (315) 853-7251 Fax (315) 853-7257



CONTRACT FOR PURCHASE AND SALE OF REAL ESTATE

THIS IS A LEGALLY BINDING CONTRACT UPON ACCEPTANCE. IT IS RECOMMENDED THAT ALL PARTIES CONSULT AN ATTORNEY BEFORE SIGNING, IF ANY PARAGRAPH IS NOT FULLY UNDERSTOOD.

This agreement between the party or parties herein designated as "SELLER" and the party or parties designated as "PURCHASER."

SELLER'S Name _____

PURCHASER'S Name _____

SELLER'S Name _____

PURCHASER'S Name _____

Address _____

Address _____

Attorney _____ Phone _____

Attorney _____ Phone _____

1. **AGREEMENT:** The SELLER hereby agrees to sell and the PURCHASER hereby agrees to purchase the real property under the terms and conditions stated herein.

2. **GENERAL DESCRIPTION:** The real property situated in T/V/C _____ County of _____, State of New York, locally known as _____

(for a more detailed description, refer to the deed thereof) together with SELLER'S interest in easements, if any.

3. **ITEMS INCLUDED:** a. The Items listed below, if now in or on said premises, are represented to be owned by the SELLER, free from all liens and encumbrances, and are included in the sale "as is," on the date of this offer, together with the following items:

- | | | |
|---|--|-----------------|
| Heating, Cooling & Lighting Fixtures | Built-In Kitchen Appliances | Shades & Blinds |
| Built-in Cabinetry | Drapery Rods & Curtain Rods | Pumps |
| Wall-to-Wall Carpeting as Placed | Storm Windows & Screens | Awnings |
| Water Softeners | Storm and Screen Doors | Alarm Systems |
| Garage Door Openers and Controls | Window Valances | TV Aerials |
| Shrubby, Trees, Plants, and Fencing In the Ground | Fireplace Insert, Doors and/or Screens | Smoke Detectors |
| Plumbing Fixtures | | |
- and all other fixtures and appurtenances presently affixed to this property.
- b. SELLER represents that the following items are NOT in working order: _____

4. **ITEMS EXCLUDED FROM SALE:** The following items are excluded from the sale: _____

5. **CONSIDERATION:**
 The purchase price is: _____ \$ _____

Payable as follows:

- a. \$ _____ Deposit submitted to the listing broker _____ to be deposited upon acceptance and held in an escrow account at _____ Upon acceptance, it shall become part of the purchase price, or returned, if not accepted.
- b. \$ _____ Additional deposit, if any, to be similarly deposited as above, within _____ days.
- c. \$ _____ By the assumption of the principal amount still unpaid on existing Mortgage(s) to _____ (lender). (See attached addendum)
- d. \$ _____ By Owner Financing (see addendum D-Purchase Money Mortgage attached.)
- e. \$ _____ Balance in cash or certified check due at closing.
- f. \$ _____ **TOTAL PURCHASE PRICE**

6. **MORTGAGE CONTINGENCIES:** This purchase is contingent upon PURCHASER receiving mortgage proceeds of a _____ mortgage loan from a lending institution in the amount of \$ _____ at the prevailing rate of interest. PURCHASER SHALL MAKE GOOD-FAITH APPLICATION FOR SUCH MORTGAGE WITHIN _____ BUSINESS DAYS OF ACCEPTANCE AND SHALL BE RESPONSIBLE FOR ANY AND ALL NORMAL COSTS AND EXPENSES INCIDENT TO RECEIVING SUCH MORTGAGE PROCEEDS, EXCLUDING REPAIRS, UNLESS OTHERWISE AGREED HEREIN. Written unconditional approval of said mortgage must be obtained by _____ or SELLER may cancel this Contract at SELLER'S option.

If, however, the mortgage commitment contains any contingency or condition wherein the undersigned PURCHASER may be released from this offer, the SELLER may declare any prior acceptance null and void upon notice to the undersigned PURCHASER, unless the undersigned PURCHASER, in writing, rescinds or removes the contingency or condition within _____ days. If mortgage proceeds cannot be obtained, this Contract is terminated ("null and void") and the deposit shall be refunded in full to the PURCHASER.

7. **SURVEY:** Cost of survey, if required by lending institution or by PURCHASER, will be paid by _____.

8. **TITLE DOCUMENTS AND MARKETABILITY OF TITLE.** At least 10 days before the closing, SELLER is to furnish a copy of a good and sufficient _____ deed to the premises, 20 year bankruptcy search, 10 year tax searches, tax receipt for current taxes, water search and a 40 year updated abstract of the title showing good and marketable title, free of liens and encumbrances, excepting zoning restrictions, restrictions of record, common driveways, all rights of way and easements of record, covenants, conditions and environmental protection laws, so long as the premises are not in violation thereof.

9. **ADJUSTMENTS:** Water, sewer and other utilities, taxes, rents, security deposits, interest on any mortgages to be assumed, fuel in storage and unpaid assessments for local improvements, are to be pro-rated and adjusted as of the date of transfer of title, unless otherwise agreed.

10. **CONDITION AND MAINTENANCE OF PREMISES:** The buildings and the premises herein have been inspected by the PURCHASER and are hereby sold "as is" without warranty as to condition, expressed or implied. If new construction, the warranties on sales of new houses set forth in the General Business Law to the extent they may be applicable, and/or excluded or modified by the terms hereof will apply. SELLER agrees to maintain heating, ventilating, air conditioning, sewer, plumbing and electrical systems and any built-in appliances and equipment, in normal working order and to maintain the grounds and to deliver the property to the PURCHASER in as good condition as it is today, unless as accepted under paragraph 3b, reasonable wear and tear excepted. SELLER shall convey the premises subject to any existing tenancies; any unpaid installments of street or improvement assessments payable after the date of closing on the premises; and any state of facts which an accurate inspection and/or survey may show, provided that the foregoing do not render the title to the premises unmarketable.

11. **RISK OF LOSS:** Any risk of loss to property shall be borne by SELLER pursuant to Section 5-1311 of the General Obligations Law of the State of New York in the case of any destruction as defined within the meaning of those provisions until title has been conveyed to the PURCHASER.

12. **RIGHT TO FINAL INSPECTION:** PURCHASER has a right to a final inspection of the property prior to the transfer of possession.

13. **BREACH:** In the event of a breach of this contract by one party, the other party shall be entitled to pursue all legal and equitable remedies including specific performance and/or the recovery of all damages and expenses resulting from the breach, including reasonable attorney's fees.

14. **CLOSING AND POSSESSION:** The closing will be at the office of the _____ on or about the _____ day of _____, and possession shall be granted upon closing, unless otherwise agreed upon herein.

15. **REAL ESTATE BROKERS:** PURCHASERS and SELLER agree that _____ brought about this sale and that the PURCHASER has dealt with no other Real Estate Brokers concerning this purchase.

16. **CONTINGENCIES:** The following contingencies are made part of this agreement and are attached hereto as addenda: (Place an "X" for applicable contingency.)

- | | | |
|---|--|---|
| A. <input type="checkbox"/> Water Test | F. <input type="checkbox"/> Structural Report | K. <input type="checkbox"/> Pest |
| B. <input type="checkbox"/> Septic System | G. <input type="checkbox"/> FHA or VA Mortgage | L. <input type="checkbox"/> Other |
| C. <input type="checkbox"/> 48 HR. Notice | H. <input type="checkbox"/> Survey | M. <input type="checkbox"/> Attorney Review |
| D. <input type="checkbox"/> Purchase Money Mortgage | I. <input type="checkbox"/> Hazardous | N. <input type="checkbox"/> Lead (Required on All Residential Property Built Before 1978) |
| E. <input type="checkbox"/> Governmental Approvals | J. <input type="checkbox"/> Radon | |

17. **EXPIRATION OF OFFER:** Execution of this document by the PURCHASER shall constitute an offer and will become the contract upon acceptance by the SELLER. This offer shall remain open until _____. If the SELLER does not accept same by said date, the offer shall be null and void and the deposit shall be returned to the purchaser.

18. **ASSIGNMENT:** This contract may not be assigned by PURCHASERS without the written consent of the SELLER.

19. **ENTIRE AGREEMENT:** This Contract contains all agreements of the parties hereto. There are no other promises, agreements, terms, conditions, warranties, representations or statements other than contained herein. This agreement shall apply to and bind the heirs, legal representatives, successors and assigns of the respective parties. This agreement may only be changed in writing, signed by all parties.

Date

PURCHASER

Witness

PURCHASER

ACCEPTANCE: The above offer, together with the terms and conditions thereof, is hereby accepted and in consideration of the mutual covenants herein, the undersigned SELLER agrees to sell and convey on the terms and conditions of said offer. It is agreed that sums deposited hereunder will be held in trust until closing by the listing broker of this sale and, after deductions of such commissions and expenses as are due in the transaction, applied to the balance of the purchase price owed to the undersigned.

Date

SELLER

Witness

SELLER



Property: _____

Addendum(s) to contract to purchase: Dated the _____ day of _____ 20____

Between: _____ (SELLER)

and _____ (PURCHASER)

A) WATER TEST CONTINGENCIES

This Agreement is contingent upon satisfactory (Indicate applicable test(s)):

- a. () Potable water test to be performed by a New York State approved laboratory.
- b. () Flow test to be performed indicating a minimum flow sufficient to obtain mortgage financing on subject property. In addition, the well on said property will conform with the water flow in compliance with State, County and Local requirements, if applicable.
- c. () A flow test to be performed indicating a minimum flow of _____ gallons per minute for _____ hours.

Applicable test(s) is/are to be completed by _____ 20____ and all of the costs related to the Water test contingency provided herein, shall be the PURCHASER'S. The PURCHASER shall not be obligated to make more than one (1) attempt to establish an acceptable test to comply with the above-referenced requirements. SELLER shall make the property available for said test(s).
 This contingency shall be deemed waived unless PURCHASER shall notify _____ (SELLER OR DESIGNATED AGENT) in writing, with proof of failure, by CERTIFIED or REGISTERED MAIL, return receipt requested, postmarked no later than _____ 20____ or by personal service by such date, as to the applicable test(s). If the PURCHASER makes such notification, then this Agreement shall be deemed null and void and all deposits made thereunder shall be returned to PURCHASER.

Purchaser

Seller

B) SEPTIC SYSTEM CONTINGENCY

This Agreement is contingent upon:

- a. () A satisfactory test of the septic system on the subject property is to be completed by _____ 20____ at the PURCHASER'S expense. This test is to be performed by a licensed professional engineer, licensed plumber, septic system contractor, County Health Department or other qualified person.
- b. () If the property to be conveyed is undeveloped land, a satisfactory percolation test in compliance with the applicable State, County and Local requirements will be completed by _____ 20____. The cost of any percolation test, or test of a septic system, shall be the PURCHASER'S sole responsibility.

This contingency shall be deemed waived unless PURCHASER shall notify _____ (SELLER OR DESIGNATED AGENT) in writing, with proof of failure, by CERTIFIED or REGISTERED mail, return receipt requested, post-marked no later than _____ 20____ or by personal service by such date, as to the applicable test(s). If PURCHASER makes such notification, then this Agreement shall be deemed null and void and all deposits made thereunder shall be returned to PURCHASER.

Purchaser

Seller

C) 48 HOUR CONTINGENCY CLAUSE

This Agreement is contingent upon a Contract of Sale being entered into for sale of PURCHASER'S property known as _____ on or before _____ 20____. It is understood and agreed that the subject property is to remain on the market, as long as the above contingency is still in effect. In the event, the SELLER receives a firm written offer in an amount acceptable to the SELLER, prior to a Contract of Sale for PURCHASER'S property, SELLER shall immediately notify the PURCHASER in writing, by CERTIFIED MAIL, or personal delivery of said offer, enclosing a copy of the offer. The PURCHASER shall then have two (2) business days, from the time of receipt of such notice, to waive the aforesaid contingency in writing. The date of receipt shall not be included in the two (2) business days. If within the said two (2) day period, the PURCHASER shall fail to waive said contingency, this Agreement shall be deemed null and void and all deposits made hereunder shall be returned to PURCHASER. In the event the PURCHASER does remove the contingency to sell their home, the PURCHASER must waive the contingency in writing with written proof of the PURCHASER'S ability to complete the contract after removal.

Purchaser

Seller

D) PURCHASE MONEY MORTGAGE

The SELLER agrees to hold, and the PURCHASER agrees to execute, a purchase money ___ first ___ second Note and Mortgage in the amount of \$ _____ together with interest at ___% per annum. Said Note and Mortgage to be amortized for a period of ___ years with constant monthly payments of _____. The Note and Mortgage shall provide that the Mortgagor shall have the privilege of pre-paying any part or all of the principal balance at any time and without penalty. A balloon payment, if applicable, will be due at the end of the ___ year. The SELLER'S attorney shall prepare the Note and Mortgage at the PURCHASER'S expense, subject to the review and approval of the PURCHASER'S attorney.

Purchaser

Seller

E) GOVERNMENTAL APPROVALS

This Agreement is contingent upon PURCHASER, at PURCHASER'S own expense, obtaining any and all Governmental approvals to use subject property for _____ including, but not limited to: zoning, special use permits, Certificate of Compliance and/or Occupancy, subdivision, final site plan and curb cut approvals. This contingency shall be deemed waived unless PURCHASER shall deliver written notification to SELLER, mailed, faxed or personally delivered no later than _____ 20____ of failure to obtain said approvals. If PURCHASER so notifies, and provides written confirmation of said failure, then this Agreement shall be deemed canceled, null and void, and all deposits made hereunder shall be returned to PURCHASER.

Purchaser

Seller

NEW YORK STATE DISCLOSURE FORM FOR BUYERS AND SELLERS
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 associates.

Throughout the transaction you may receive more than one disclosure form. The law requires 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 interests. 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 interests 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 inconsistent with the agent's fiduciary duties to the buyer.

BROKER'S AGENT

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 can not 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.

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 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 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.

DUAL AGENT WITH DESIGNATED SALES AGENTS

If the buyer and the seller provide their informed consent in writing, the principals or 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 to negotiate the purchase and sale of real estate. A sales

This form was provided to me by _____ (print name of licensee) of _____ (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 agents

If dual agent with designated sales agents is checked:

_____ is appointed to represent the buyer; and
_____ is appointed to represent the seller in this transaction.

(I)(We) _____

acknowledge receipt of a copy of this disclosure form:

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

Date: _____

Date: _____

ADDENDUM N: DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

Property: _____

Addendum(s) to contract to purchase: Dated the _____ day of _____

Between: _____ (SELLER)

and _____ (PURCHASER)

This contract is contingent upon a risk assessment or inspection of the above property for the presence of lead based paint and/or lead based paint hazards at the Purchasers expense until noon on _____. This contingency will terminate at the above predetermined deadline unless the Purchaser delivers to the Seller (or the Sellers agent), a written statement listing the specific existing deficiencies and corrections needed, together with a copy of the Lead inspection report. If Purchaser so notifies, then this Agreement shall be deemed null and void and all deposits made hereunder shall be returned to the Purchaser, unless Seller elects, in writing, within 5 days of notice, to correct the deficiencies described with in the report.

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)

_____ (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.

_____ (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 paint 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.

PURCHASERS 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 for the presence of lead-based paint and/or lead-based paint hazards; or

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

AGENT'S ACKNOWLEDGMENT (Initial)

_____ (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) 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 provided by the signatory is true and accurate.

Seller Date Purchaser Date

Seller Date Purchaser Date

Agent Date Agent Date



ADDENDUM L-2
**AGRICULTURAL DISTRICT FARMING
 ACTIVITY DICLOSURE**

A disclosure containing the following paragraph must be included in all purchase contracts for property that may be either wholly or partially within an agricultural district. This was mandated with passage of Chapter 797 of the Laws 1992. Have this signed by both PURCHASER and SELLER and include a copy with the purchase offer.

“It is the policy of this state and this community to conserve and, 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 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 are not limited to, activities that cause noise, dust and odors.”

 Subject Property Address

Purchaser		Date	Seller		Date
Purchaser		Date	Seller		Date
Purchaser		Date	Seller		Date
Purchaser		Date	Seller		Date

PONDRA'S HOMES & HEARTH REALTY

17 COLLEGE STREET

CLINTON, NEW YORK 13323

PHONE: (315) 853-7251 FAX: (315) 853-7257

ADDENDUM TO ATTACHED PURCHASE OFFER AGREEMENT

RE:

DATE _____

DATE _____

PURCHASER

SELLER

PURCHASER

SELLER

WITNESS

WITNESS

PONDRA'S HOMES & HEARTH REALTY, LLC

17 COLLEGE STREET

CLINTON, NEW YORK 13323

PHONE: (315) 853-7251 FAX: (315) 853-7257

DATE: _____

PURCHASER: _____

SELLER: _____

PROPERTY ADDRESS: _____

WE THE PURCHASERS OF THE ABOVE MENTIONED PROPERTY HAVE
OPTED *TO/NOT TO* HAVE A HOME INSPECTION DONE.

WE THE PURCHASERS OF THE ABOVE MENTIONED PROPERTY HAVE
OPTED *TO/NOT TO* USE AN ATTORNEY FOR THE PURCHASE OF THIS
PROPERTY.

PURCHASER

PURCHASER