

Improved Property Fact Sheet

*This needs to be completed in as much detail as possible as it is of importance to a potential buyer.

LEGAL: _____, SIZE: _____, LAKE/CREEK FRT(apr. feet): _____

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 0 20 year

EXISTING LOANS: Assumable Non Assumable

1st D/T (approx. bal. \$ _____, monthly pmt \$ _____ including % rate _____)

2nd D/T (approx. bal. \$ _____, monthly pmt \$ _____ including % rate _____)

ANY LIENS (recorded or unrecorded) or any payoffs to be made: NO LIENS

ZONING: Unzoned or Unrestricted or (explain) UNRESTRICTED

BUYER WARRANTS: Improvements are not encroaching on any neighboring property or are built across property lines and any setbacks for improvements, septic, well, etc. are in compliance with State, Borough or City regulations.

Explain if necessary _____

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) _____

NO RESTRICTIONS

(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ _____

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or _____

FUEL TANK(S) Or Hazardous Waste: NO FUELTANKS Are you aware of any fuel spills? NO

Above ground Under ground Size _____ Age _____

TREES: _____, VIEWS: _____, OTHER AMENITIES: _____

LEGAL ACCESS: (road or..) _____, MAINTAINED: _____, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): NORTH END OF CROSSWING LAKE

FLY IN ~~ONLY~~: , BOAT ACCESS: _____, ATV, SNOWMACHINE ACCESS:

UTILITIES: Public Sewer _____, Private Septic System _____, (DEC approved); Yes _____, No _____ Outhouse on site:

Propane Lights , 110 Lights _____, 12 Volt Lights _____, Solar Panel _____, Other _____

Generator _____, KW _____, Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. WOOD STOVE

WELL: _____ or OTHER SOURCE OF WATER, _____ ELECTRIC? _____ : How Far? _____

TELEPHONE AVAILABLE: _____, How Far _____, Natural Gas _____, How Far _____

Cell: , Internet: _____, TV: _____, Satellite Dish, TV or Internet, _____

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: _____

IMPROVEMENT(S): Main Building Size: 12x16 sq. ft., Two Story or Loft (circle one) Size _____

Year Built _____, Bedrooms, _____, Bathrooms, _____

2nd Building : _____ sq. ft. _____, Two Story or _____ Year Built _____

Bedrooms, _____, Bathrooms, _____

3rd Building : _____ sq. ft. _____, Two Story or _____ Year Built _____

Outbuilding (describe): _____ sq. ft. _____ Year Built _____

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other _____

Roof (Metal, Asphalt or): _____ Insulation (Floor, Ceiling, Walls) _____

Materials used to build cabin, roofing material and any other "Pertinent" information regarding the cabin (s) that a Buyer would want to know.

2x6 Frame Construction

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. COUNTER TOP & BURNER GAS

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : _____

2 BUNK beds nice wood burning stove

General Condition of Improvements: Very good

SPECIES OF FISH AND GAME IN THE AREA: 2K Trout - Grayling - Burbot

This information is to the best of my knowledge and is/will be provided to assist a potential Buyer

Seller/Owner(s)

Please draw a floor plan of your cabin, layout of Bldgs. & other pertinent facts a Buyer should know about property. (use back of page)

OTHER PERTINENT FACTS (POSITIVE OR NEGATIVE) A BUYER SHOULD KNOW ABOUT YOUR PROPERTY. i.e. Avalanches, Erosion, Access Problems or other natural Hazards. (Should you need more room for any explanation please write on back).