

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): \$ _____ 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: _____

ZONING: Unzoned or Unrestricted or (explain) _____

BUYER WARRANTIES: 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) _____

(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: _____ Are you aware of any fuel spills? _____

Above ground Under ground Size _____ Age _____

TREES: Yes, VIEWS: Yes, OTHER AMENITIES: Recreation, Hunting + Fishing

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

HOW TO LOCATE (explain): South East End Amock Island, Uyak Bay

FLY IN ONLY: Yes, BOAT ACCESS: Yes, ATV, SNOWMACHINE ACCESS: ATV beach - House

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

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

Generator 5, KW _____, Diesel X, Gas _____ Type of heat: Wood Stove, Monitor, etc. Wood, Oil

WELL: _____ or OTHER SOURCE OF WATER, Spring 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: 1280 sq. ft., Two Story or Loff (circle one) Size 16x22

Year Built 1996, Bedrooms, 3, Bathrooms, 1

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): Metal Insulation (Floor, Ceiling, Walls) Rigid Foam, Fiberglass

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

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Gas Range, Refrigerator, 2

Freezers, Gas Smoker

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

Wood Stove, Oil Stove

General Condition of Improvements: Good

SPECIES OF FISH AND GAME IN THE AREA: Halibut, Salmon, Cod, Brown Bears, Deer, Mtn Goats

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

Joe M

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).