

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: ASLS 83-142, Tract A, SIZE: 1.6 acres, LAKE/CREEK FRT (apr. feet): _____

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

EXISTING LOANS: Assumable Non Assumable NO Loans
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: NONE

ZONING: Unzoned or Unrestricted or (explain) _____

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) _____

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

PROPERTY Owners Assoc.: Yearly Fee; \$ 0

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or NOT TO MY INFO

FUEL TANK(S) Or Hazardous Waste: _____ 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): _____

FLY IN ONLY: X, BOAT ACCESS: X, ATV, SNOWMACHINE ACCESS: X

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

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

Generator 4, KW 7000, Diesel _____, Gas ✓ Type of heat: Wood Stove, Monitor, etc. _____

WELL: Sand pit 20' or OTHER SOURCE OF WATER, _____ ELECTRIC? : How Far? 20

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

Cell: , Internet: _____, TV: Big Screens, Satellite Dish, TV or Internet, DVD

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: not to my info

IMPROVEMENT(S): Main Building Size: _____ 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): metal Insulation (Floor, Ceiling, Walls) ALL to my info

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. wood stone-propane cook Range - 2 propane heaters

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

General Condition of Improvements: very good

SPECIES OF FISH AND GAME IN THE AREA: Salmon, Rainbow, Grayling, pike

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).