

**Seller's Obligations Regarding
Property Condition Disclosure**

As the seller of residential real property, you are required by law to complete and sign a Property Condition Disclosure Statement ("PCDS") as prescribed by Real Property Law §462(2) and cause it, or a copy thereof, to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale. A copy of the PCDS containing the signatures of both the buyer and seller must be attached to the real estate purchase contract.

If you acquire knowledge which renders materially inaccurate a PCDS previously provided, you must deliver a revised PCDS to the buyer as soon as practicable. In no event, however, will you be required to provide a revised PCDS after the transfer of title from you to the buyer or after the buyer has commenced occupancy of the property. You should seek the advice of your attorney regarding the filling out and exchange of the PCDS or any questions as to a seller's obligations under the law.

I have received and read this disclosure notice.

Dated: _____ **Seller:** _____

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