



# United Country - Absolute Auctions & Realty

Professional Auctioneers

Certified Appraisers

Licensed Brokers in  
New York, New Jersey  
and Connecticut

Real Estate Brokers:  
Susan A. Doyle, CAI, ISA  
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*We Sell More New York  
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[AARauctions.com](http://AARauctions.com)

[UCAAR.com](http://UCAAR.com)



RE: Multi-Property Real Estate Auction

Dear Prospective Property Seller:

Thank you for your interest in this exceptional real estate auction event. Due to the substantial market response, our Auction Team has standardized the entry requirements and methods of participation for Sellers just like you, in an easy to use, self-service format.

1. Download this .PDF file attachment which can be viewed using the free software program; *Adobe Reader* (To download this free program, visit [Adobe.com](http://Adobe.com)) Sign all Auction forms in BLUE or BLACK ink where indicated.
2. Using a copy of your property's County Property Tax Bill (or school tax bill), fill-in all of the required information on the "Property Data" form. You may need to consult other documents or sources of information in order to complete the form.
3. Gather clean, readable copies of:
  - a. Plat map survey or County Tax Map
  - b. Assessor's Real Property Service Report (printout) available in your Township Office or at the County Real Property Office. Ask for a 'Report' style printout and include the property 'Inventory' information if the property has improvements on it such as a home, building or other structures. (The 'Print Screen' format is the least desirable option.)
  - c. Your County Real Property Tax Bill (Current balance due or paid – does not matter at this point – we are simply verifying data.)
4. If possible, take TWO (2) hi-resolution digital photos of the exterior of the main structure; one of the front and one from the rear. Include 1-2 interior photographs. Copy your photos to a CD and place in a protective sleeve. (We are requesting that you do this in advance of our photographer visit. Ad or print deadlines may be right around the corner!)
5. Return all paperwork, maps, printouts and a \$995.00 check payable to 'UC-Absolute Auctions & Realty, Inc.,' to our 'P.O. Box' address at left.
6. A disposable, E-Z to post Auction sign will be mailed to you upon receipt of your completed listing packet.

We will contact you by e-mail (if preferred) or telephone to make an appointment for our Team member's property visit.

Thank you for this opportunity!  
**United Country Absolute Auctions & Realty**  
"Your Professional Auction Team!"

1. By \_\_\_\_\_ this \_\_\_\_\_ agreement, \_\_\_\_\_, Owner(s) of real property known as a class-code \_\_\_\_\_ improvement sited upon +/- acres more commonly know at \_\_\_\_\_, Town of \_\_\_\_\_, County, New York (Parcel ID: SWISS CODE \_\_\_\_\_ Section-Block-Lot: \_\_\_\_\_], (attach fact sheet or addendum) employs **UNITED COUNTRY-ABSOLUTE AUCTIONS & REALTY, Inc.** / Susan A. Doyle, Auctioneer/Broker (hereafter UCAAR, Inc. and Auctioneer/Broker respectively) to sell the property.

2. This agreement conveys to Auctioneer/Broker the exclusive right to sell the property at auction; prior to auction; or for one year following auction date listed in Paragraph #5, whether the auction occurs or is postponed to a later date. By signing this agreement, owner acknowledges that the Auctioneer/Broker shall have earned and is entitled to receive a commission upon the sale of the property, whether a sale is obtained by Auctioneer/Broker, Owner, or any other person or entity, and even in the event that the Owner or anyone working on Owner's behalf deliberately prevents a sale by refusing to perform a legal contract or deliberately frustrating or impeding the conditions set forth in the contract. Owner represents to Auctioneer/Broker that the property is not currently listed with any other Auctioneer/Broker.

3. If sale occurs through the auction method, Auctioneer/Broker shall be compensated by the Buyer. Same shall occur by adding 10% to the auction strikedown price, and shall be paid in accord with the contract of sale and terms and conditions.

4. If sale occurs outside of auction, Seller shall compensate Auctioneer/Broker by payment of a 10% commission from the sale proceeds. The obligation to do so shall remain in effect from the date of this document is signed, such that, any sale that is brought about prior to or after the auction shall invoke Auctioneer/Broker's right to commission. In the event of a sale, lease, mortgage option or ANY other change or transfer of all or any part of Owner's interest in the property is made within 180 days after this agreement terminates, to any person or entity to whom the Auctioneer/Broker introduced, negotiated or showed the property by any means of communication, and through any real or apparent agent of the Owner, owner agrees to pay all commissions due Auctioneer/Broker.

5. An auction conducted by Auctioneer/Broker or its agents, employees or assigns shall take place. The auction shall occur on or about **March 10, 2010**, at approximately **1:01 PM/EST**. The auction shall principally occur at the following location: United Country-Absolute Auction Center 45 South Ave, Pleasant Valley, New York. Price determination: At auction, the price shall be determined by competitive bidding in-person at the auction site or remote location(s), by conference-call or Internet participation. Principal location subject to change upon discretion of Auctioneer/Broker.

6. The properties shall be sold **(A)** "Absolute" to the highest bidder regardless of price, or, **(B)** Subject to the confirmation and acceptance by owner. (Select one) "    ". If "B" is selected, owner agrees to place **\$ N/A** in Auctioneer/Broker escrow account, which shall be retained as the cost of the auction not covered in term #10 in the event of a non-sale, or refunded at closing to owner(s) if sale is confirmed on auction day. If "B" is selected, the minimum acceptable bid at auction will be: **\$ \_\_\_\_\_ .00 ( \_\_\_\_\_ Dollars, U.S.)** Auctioneer/Broker is granted the right to bid on behalf of the Seller to any amount below the minimum acceptable bid price indicated herein. In no event shall such bid be construed as an offer to purchase by the Auctioneer/Broker.

7. Buyer has provided sum of money designated as a downpayment at the auction, to be deposited in escrow, at a bank designated by the Auctioneer/Broker. Owner acknowledges that Auctioneer/Broker does not guarantee any performance by any bidder.

8. Auctioneer/Broker agrees to use best effort to obtain the highest available bid at auction and owner agrees its cooperation in respect to such.

9. If the highest bidder at auction forfeits a down payment and has not paid the Auctioneer/Broker the 10% Buyer's Premium, said down payment shall be equally divided between owner and Auctioneer/Broker to the extent of Broker's commission. This remedy is not exclusive.

10. The Owner agrees, for the duration of the term of this agreement to maintain full fire insurance on any improvements, timber, or crops on the property. Auctioneer/Broker's commission shall not be reduced in the event of the destruction of any improvements, timber or crops, following execution of a contract by buyer or in the event of an auction, following the fall of the auctioneer's gavel.

11. In the event of Owner's violation of this agreement, as and for liquidated damages, Auctioneer/Broker shall be entitled to a full commission as determined by a contract for sale executed by a purchaser, or a bid which is acceptable and subsequently refused. The foregoing is not designed as a penalty clause but rather as a precise calculation of the damages Auctioneer/Broker would suffer by virtue of Owner's failure to compensate as set forth in Paragraph 4.

12. In order to participate in this event, Owner agrees to pay a \$995.00 entry fee payable to "United Country Absolute Auctions & Realty, Inc." upon the signing of this listing agreement. Although Auctioneer/Broker will accept all marketing suggestions, Auctioneer/Broker shall, in his/her discretion, and upon advice of the auctioneer, determine the

duration and mode of advertising and marketing. Additional advertising and marketing expenses agreed upon by Auctioneer/Broker and Owner shall be paid upon demand. The entry fee contained herein, or any additional amount agreed to and authorized by Seller is non-refundable. Additional agreed upon marketing is reflected in the "PROPERTY AD SCHEDULER ADDENDUM "B" when attached to this listing agreement.

13. Owner shall supply the following documents if available to Auctioneer/Broker: Deeds, certificates of occupancy, building permits, survey or County tax maps, tax information, site plans, photographs, restrictions and covenants, information relative to any and all liens upon the property, and any other documents reasonably calculated to provide the Auctioneer/Broker with sufficient information to properly market and ultimately sell the property. Additionally, Owner will cooperate fully in respect to showing the property to prospective purchasers and the development of facts necessary to provide for quality advertising. Owner agrees to place customary advertising signs on the property during the term of this agreement and allow the posting of sold signs until closing.

14. Owner agrees that Auctioneer/Broker may enter into co-Broker or referral agreements, utilize Multiple Listing Service marketing and employ the services of a co-Broker or referral agency at Auctioneer/Broker's discretion to service this listing for the duration of this listing agreement and without need for additional Owner acknowledgement of said activities.

15. If suit is brought to collect any amount due broker or against the Auctioneer/Broker relative to Auctioneer/Broker's authority to sell the property, Owner agrees, upon a successful outcome, to pay Auctioneer/Broker's attorney fees and costs. Auctioneer/Broker has the right to file a lis pendens upon any violation of this agreement, notwithstanding any contrary provision of law. If there is more than one Owner, the obligations of this agreement shall be joint and several. Any litigation initiated shall take place in Dutchess County, NY.

16. It is agreed that any payments made by or on behalf of Auctioneer/Buyer prior to closing will be deposited in an escrow account in a bank designated by the selling Broker.

17. Each person signing warrants the authority and legal capacity to do so, and the truth and accuracy of all statements made by owner and contained herein: and further, guarantees that each owner has marketable title and the authority and legal capacity to convey insurable title by Bargain & Sale deed. Any corporate owner shall deliver a duly executed Bargain & Sale deed and corporate resolution authorizing the sale of the property. Any person signing this agreement, authorized by a corporation, any owner, or any attorney or legal representative of an estate, or partner in a partnership, personally guarantees all sums due Auctioneer/Broker under this agreement, and agree(s) to hold harmless and indemnify Auctioneer/Broker from any liability arising out of any sale including but not limited to incorrect or undisclosed information or statements, misrepresentations of owner, regardless of when made, even where the property is sold by sale of corporation stock or partnership interest.

18. In the event there is a closing, the funds on deposit shall first be applied to the brokerage fee, and the balance shall be payable to Seller, unless the forfeiture provisions herein shall apply or a written agreement is entered providing for a contrary distribution of said funds, executed by all parties including the Auctioneer/Broker. In the event Buyer fails to perform, all payments are subject to forfeiture and any and all other non-exclusive available remedies including but not limited to specific performance of the contract or a separate action by the Auctioneer/Broker to enforce Auctioneer/Broker's right to a Buyer's Premium. Buyer is also responsible for resale expenses. Interest earned on any downpayment shall remain the property of UCAAR, Inc. This agreement shall be interpreted under New York Law, and shall be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns. It constitutes the entire agreement. There are no understandings or agreements not set forth herein. Changes shall be reduced to writing and signed by both parties. Owner acknowledges that Auctioneer/Broker has recommended that Owner's attorney be consulted on this contract. In the event any single provision of this agreement is determined invalid or unenforceable, it shall not affect the validity of the remainder of the agreement. This agreement is legally binding. A signed facsimile of this document will represent a fully executed contract. Enforceability of this agreement shall not be impacted if otherwise executed by any blanks based upon information not yet included, in any paragraphs calling for information.

**Explanation:** An 'exclusive right to sell' listing means that if you, the owner of the property, find a buyer for your house, or another broker finds a buyer, you must pay the agreed commission to the present Auctioneer/Broker. An 'exclusive agency' listing means that if you, the owner of the property, find a buyer, you will not have to pay a commission to the broker. However, if another broker finds a buyer, you will owe a commission to both the selling broker and your present Auctioneer/Broker.

Do you understand what an "exclusive right to sell" means? Please initial your response: YES\_\_\_\_\_ NO\_\_\_\_\_

Date:	Date:
Seller:	Broker:
Print Name:	United Country – Absolute Auctions & Realty, Inc. Susan A. Doyle, Auctioneer/Broker
SS / EIN:	
	Seller's Attorney:
	Address:
	City State ZIP

Contact Phone: (    )	Phone: (    )	Fax: (    )
E-mail:	E-mail:	



**PROPERTY DATA FORM**

Date: \_\_\_\_\_

Seller(s) Name: First \_\_\_\_\_ Middle \_\_\_\_\_ Last \_\_\_\_\_  
First \_\_\_\_\_ Middle \_\_\_\_\_ Last \_\_\_\_\_

Mailing Address: Street No.: \_\_\_\_\_ Street \_\_\_\_\_  
Unit or Apt. No.: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Cell: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

E-mail: \_\_\_\_\_ E-mail: \_\_\_\_\_

Is 'Subject Property' address different from mailing address? YES \_\_\_ No \_\_\_

Subject Property: Street No.: \_\_\_\_\_ Street \_\_\_\_\_  
Unit or Apt. No.: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

If known, Latitude: \_\_\_\_\_ Longitude \_\_\_\_\_  
-or- Northing \_\_\_\_\_ Easting \_\_\_\_\_

Legal Description: Township \_\_\_\_\_ County \_\_\_\_\_  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ or Grid No.: \_\_\_\_\_

Acres: \_\_\_\_\_ -or- Lot Dimensions: Front \_\_\_\_\_ X Depth \_\_\_\_\_ (Ft.)

Residential Improved: Bedrooms \_\_\_\_\_ Bath (Full) \_\_\_\_\_ (Half) \_\_\_\_\_ Walk-in-Closet \_\_\_\_\_

Appliances: \_\_\_\_\_  
\_\_\_\_\_

Description of Home's Best Design/Use/Living Features:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Description of Best Outdoor Features/Recreation/Landscape:

\_\_\_\_\_  
\_\_\_\_\_

General Style: (i.e., Cape, Ranch, Victorian, Colonial, Modern-Contemporary, etc.) \_\_\_\_\_

Please check **ONE (1) to FIVE (5)** standard category description (G: = Group Classification)

Abandoned Farm	A-Frame
Cabin (G: Recreational Properties)	Coastal Home (G: Waterfront Homes)
Colonial Home (G: Country Home)	Colonial Home (G: Homes in Town)
Condo or Townhouse	Country Home Lot (G: Lots)
Fix-up or Handyman's Special (G: Country Home)	Fix-up or Handyman's Special (G: Home in Town)
Historic Home – 50 Years old (G: Country Home)	Historic Home – 50 Years Old (G: Home in Town)
Home w/Business (G: Country Home)	Home w/Business (G: Home in Town)
Hunting (G: Recreation)	Lakefront Home (G: Waterfront Home)
Log Cabin (G: Recreational)	Log Home (G: Country Home)
Log Home (G: Homes in Town)	Log Home (G: Recreational Properties)
Lot in Town (G: Homes)	Mansion (G: Country Home)
Mansion (G: Homes in Town)	Oceanfront Home (G: Waterfront Home)
Riverfront Home (G: Waterfront)	Single Family Home (in City/Town)
Summer Home (G: Recreational Property)	Town Home Lot (G: Lot)
Two-Story Home (G: Country Home)	Two-Story Home (G: Home in Town)
Vacant Land (G: Recreational)	Victorian Home (G: Country Home)
Victorian Home (G: Home in Town)	Waterfront Condo or Townhouse (G: Waterfront Home)
Waterfront Lot (G: Lots)	Wooded (G: Recreational)
Commercial Land (Zoned for Business)	Commercial: Office Building
Commercial: Warehouse	Commercial: Restaurant
Commercial: Apartment Building	Commercial: Hotel / Motel
Commercial: Manufacturing	Commercial: Other _____
Farm / Ranch	Marketable Timber

Other Property Type (Brief description): \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

Commercial Area: \_\_\_\_\_ Sq. Ft. Occupied \_\_\_\_\_ Vacant \_\_\_\_\_

Lease Terms: \_\_\_\_\_

Copy of Lease available: Yes \_\_\_\_\_ No \_\_\_\_\_ Leased filed in public record? Yes \_\_\_\_\_ No \_\_\_\_\_

Monthly Gross Rents: \_\_\_\_\_ Monthly Gross Expenses: \_\_\_\_\_

ROI \_\_\_\_\_ IRR \_\_\_\_\_ Financials Available: Yes \_\_\_\_\_ No \_\_\_\_\_

Annual Taxes: Land \_\_\_\_\_ School \_\_\_\_\_ City \_\_\_\_\_

**[THIS IS AN ATTACHMENT TO A LISTING AGREEMENT AS PROVIDED BY SELLER]**

**SELLER SIGNATURE \_\_\_\_\_ SELLER SIGNATURE \_\_\_\_\_**

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.

### Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and 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 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.

This form was provided to me by Susan A. Doyle of United Country – Absolute Auctions & Realty, a licensed real estate broker acting in the interest of the:

Seller as a (check relationship below)

Buyer as a (check relationship below)

Seller's agent

Buyer's agent

Broker's agent

Broker's agent

Dual agent

Dual agent with designated sales agent

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 { X } Buyer(s) and/or { } Seller(s):

\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

*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 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.

*Purchaser's 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 of the presence of lead-based paint, 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)*

- RAD   (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 they have provided is true and accurate.

Seller: _____ Date: ___/___/___	Seller: _____ Date: ___/___/___
Purchaser: _____ Date: ___/___/___	Purchaser: _____ Date: ___/___/___
Agent: <u>  Robert A Doyle  </u> Date: _____	Agent: _____ Date: ___/___/___