

**Buyer's Rights Regarding
Property Condition Disclosure**

As the buyer of residential real property, you are entitled by law to receive from the seller a signed Property Condition Disclosure Statement ("PCDS") as prescribed by Real Property Law §462(2) prior to your signing 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.

You are also entitled to receive a revised PCDS as soon as practicable in the event that the seller acquires knowledge which renders materially inaccurate a PCDS previously provided to you. You will not be entitled to receive a revised PCDS after the transfer of title from the seller to you or after you have commenced occupancy of the property. You should seek the advice of your attorney regarding the exchange of the PCDS or any questions as to a buyer's rights and obligations under the law.

I have received and read this disclosure notice.

Dated: _____ **Buyer:** _____

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