



New York State
DEPARTMENT OF STATE
Division of Licensing Services
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New York State Disclosure Form for Landlord and Tenant

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of landlords and tenants of real property to advise the potential landlords and tenants 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 agents.

Throughout the transaction you may receive more than one disclosure form. The law may require 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

Landlord's Agent

A landlord's agent is an agent who is engaged by a landlord to represent the landlord's interest. The landlord's agent does this by securing a tenant for the landlord's apartment or house at a rent and on terms acceptable to the landlord. A landlord's agent has, without limitation, the following fiduciary duties to the landlord: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A landlord's agent does not represent the interests of the tenant. The obligations of a landlord's agent are also subject to any specific provisions set forth in an agreement between the agent and the landlord. In dealings with the tenant, a landlord'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.

Tenant's Agent

A tenant's agent is an agent who is engaged by a tenant to represent the tenant's interest. The tenant's agent does this by negotiating the rental or lease of an apartment or house at a rent and on terms acceptable to the tenant. A tenant's agent has, without limitation, the following fiduciary duties to the tenant: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A tenant's agent does not represent the interest of the landlord. The obligations of a tenant's agent are also subject to any specific provisions set forth in an agreement between the agent and the tenant. In dealings with the landlord, a tenant'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 tenant's ability and/or willingness to perform a contract to rent or lease landlord's property that are not consistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a tenant's agent (but does not work for the same firm as the listing agent or tenant's agent) to assist the listing agent or tenant's agent in locating a property to rent or lease for the listing agent's landlord or the tenant agent's tenant. The broker's agent does not have a direct relationship with the tenant or landlord and the tenant or landlord can not provide instructions or direction directly to the broker's agent. The tenant and landlord therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or agent do provide direction and instruction to the broker's agent and therefore the listing agent or tenant's agent will have liability for the acts of the broker's agent.

tion, the agent will not be able to provide the full range of a sales agent to represent the tenant and another fiduciary duties to the landlord and the tenant. The obli- sales agent to represent the landlord. A sales agent gations of an agent are also subject to any specific provi- works under the supervision of the real estate broker. sions set forth in an agreement between the agent, and the in- formed consent in writing of the tenant tenant and landlord. An agent acting as a dual agent must and the landlord, the designated sales agent for the explain carefully to both the landlord and tenant that the tenant will function as the tenant's agent representing agent is acting for the other party as well. The agent the interests of and advo- cating on behalf of the should also explain the possible effects of dual represen- tenant and the designated sales agent for the landlord tation, including that by consenting to the dual agency will function as the landlord's agent representing the relationship the landlord and tenant are giving up their interests of and advocating on be- half of the landlord right to undivided loyalty. A landlord and tenant should in the negotiations between the tenant and the carefully consider the possible consequences of a dual landlord. A designated sales agent cannot provide the agency relationship before agreeing to such representa- full range of fiduciary duties to the landlord or tenant. tion. A landlord or tenant may provide advance informed The designated sales agent must explain that like the consent to dual agency by indicating the same on this dual agent under whose supervision they function, form. they cannot provide undivided loyalty. A landlord or tenant should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A landlord or tenant may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the tenant and the landlord provide their informed con- sent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate

This form was provided to me by Kristina Gavrilova (print name of licensee) of MNS

(print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- ☒ Landlord as a (check relationship below) () Tenant as a (check relationship below)
- (☒) Landlord's agent () Tenant's agent
- () Broker's agent () Broker's agent
- () Dual agent
- () Dual agent with designated sales agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- () Advance informed consent dual agency
- () Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the tenant; and _____ is appointed to represent the seller in this transaction.

(I) (We) Amelia Noorani & Michel Apoj acknowledge receipt of a copy of this disclosure

form: signature of { } Landlord(s) and/or ☒ Tenant(s):

Amelia Noorani

Date: 10/10/24

Michel Apoj

Date: 10/10/24