

New York State Bar Association's Residential Real Estate HotDocs® Forms

Introduction and Analysis

Introduction

Differences in Practice Between Upstate and Downstate

Attorney and Client Intakes

Attorney Intake

Client/Party Intake

Broker Intake

Brokerage Contracts

Brokerage Agreement

Brokerage Certificate to Seller

Checklists

Checklist for Seller's Attorney: Preparing for the Sale (Transaction Intake)

Checklist for Purchaser's Attorney: Preparing for the Purchase

Checklist for Seller's Attorney: Drafting and Negotiating the Contract of Sale--Single-Family House

Checklist for Purchaser's Attorney: Drafting and Negotiating the Contract of Sale--Single-Family

Checklist for Seller's Attorney: Drafting and Negotiating the Contract of Sale--Tenanted Building

Checklist for Purchaser's Attorney: Drafting and Negotiating the Contract of Sale--Tenanted Building

Closing Checklist for Single-Family House

Checklist for Seller's Attorney: Closing and Post-Closing

Checklist for Purchaser's Attorney: Closing and Post-Closing

Residential Real Estate Transactions: Seller's Document Checklist

Residential Real Estate Transactions: Buyer's Document Checklist

Residential Real Estate Transactions: Checklist--Seller's Attorney

Residential Real Estate Transactions: Checklist--Purchaser's Attorney

Residential Real Estate Transactions: Refinance Checklist

Contract of Sale Forms

Residential Contract of Sale (NYSBA/NYSLTA/ABCNY/NYCLA) (2000) (Letter)

Residential Contract of Sale (NYSBA/NYSLTA/ABCNY/NYCLA) (2000) (Legal)

Contract of Sale (NYBTU Form 8041) (Letter)

Contract of Sale (NYBTU Form 8041) (Legal)

Purchase and Sale Contract for Residential Property (Broome County) (Letter)

Contract for Purchase and Sale of Real Estate (Capital Region)

Residential Real Estate Contract (Erie County - GBAR/BAEC) (Legal)

Purchase and Sale Contract for Residential Property (Monroe County)

Purchase and Sale Contract for Manufactured Housing Without Land (Monroe County)

Purchase and Sale Contract for Lots, Vacant Land and Farms (Monroe County) (Legal)

Contract of Sale and Purchase (Onondaga County Bar Association) (Letter)

Contract of Sale (Rockland County Bar Association) (Letter)
Contract of Sale (Rockland County Bar Association) (Legal)
Purchase and Sale Contract for Residential Property (Steuben/Allegany County)
Agreement for Purchase and Sale of Real Estate (New Construction)
Contract of Sale--New Construction (Plain English)
Contract of Sale--New Construction (Long Version)
Contract of Sale--New Construction (Off-Site Contract Agreement)
Contract of Sale--Condominium Unit (ABCNY) (2000) (Letter)
Contract of Sale--Condominium Unit (ABCNY) (5/98) (Letter)
Contract of Sale--Condominium Unit (ABCNY) (5/98) (Legal)
Contract of Sale--Cooperative Apartment (NYSBA) (7/01) (Letter)
Contract of Sale--Cooperative Apartment (NYSBA) (10/89) (Letter)
Contract of Sale--Office, Commercial and Multi-Family Residential Premises (ABCNY) (2000)
(Legal)

Option to Purchase Real Property

Lease Provision for Option to Purchase and Option for Right of First Refusal

Contract of Sale Addenda/Riders

Composite Form for Addenda/Riders

Individual Addenda/Riders

Addendum/Rider Prevails Over Contract

Addendum for Attorney's Approval Contingency

Addendum for Contingency Regarding Contract for Sale of Purchaser's Property

Addendum for Contingency on Contract for Sale of Purchaser's Property (48 Hour Notice and Waiver)

Addendum for Structural Report Contingency

Addendum for Well Water Flow and/or Quality Tests

Addendum for Water Test Contingency

Addendum for Septic System Contingency--Version 1

Addendum for Septic System Contingency--Version 2

Addendum for Radon Inspection Contingency

Addendum for Governmental Approvals Contingency--Version 1

Addendum for Governmental Approvals Contingency--Version 2

Addendum for Purchase Money Mortgage--Version 1

Addendum for Purchase Money Mortgage--Version 2

Addendum for FHA/VA Appraisal

Addendum for VA Appraisal

Addendum for Assumption of Mortgage Contingency

Addendum for Deletion of "Subject To" From Deed

Addendum for Death of Purchaser

Addendum for Death of Seller

Addendum: Seller Not Required to Incur Expenses

Addendum as to Toxic Waste

Addendum as to Risk of Loss

Addendum as to Personal Property Included in Sale

Addendum as to Adjournment by Attorneys
Addendum Making Time of the Essence
Addendum for Lead-Based Paint Testing Contingency
Disclosure of Information and Acknowledgment: Lead-Based Paint
Agricultural District Disclosure
Addendum for Electric and/or Gas Service Disclosure
Addendum for Carbon Monoxide Detector
Addendum for Model Mortgage Commitment Contingency Clause
Notes for Model Mortgage Commitment Contingency Clause
Electronic Form Deemed to be Bar Association Form
Rider to Contract of Sale--Cooperative Apartment (NYSBA) (Letter)

Forms Relating to Contracts of Sale

Property Condition Disclosure Statement (Letter)
Property Condition Disclosure Statement (Legal)
Seller's Attorney's Letter Transmitting Contract of Sale
Seller's Disclosure Information
Notice Regarding Secondary Contract
Contingency Removal
Agreement to Extend Contingency Expiration Date
Cancellation and Release--All Parties
Certificate of Occupancy and Compliance
Commissioner's Certificate as to Taxes
EPA/HUD Fact Sheet on Lead-Based Paint and Sample Disclosure Format
Protect Your Family From Lead in the Home
Phraseology of Typical Title Report Exceptions
Sidewalks/Curbs Legal Grade Waiver and Covenant by Owner
Possession Agreement (Pre-Closing) (Purchaser)
Pre-Closing Occupancy Agreement (Purchaser)
Early Occupancy Agreement (Purchaser)
Possession Agreement (Post-Closing) (Seller)
Post-Closing Possession Agreement (Seller)
Holdover Agreement (Short Form) (Seller)
Personal Property -- Bill of Sale
Seller Notice to Buyer to Remove Sale and Transfer of Title Contingency (Monroe County Bump Notice)
Durable General Power of Attorney (Statutory Short Form)
Nondurable General Power of Attorney (Statutory Short Form)
Durable General Power of Attorney Effective at a Future Time (Springing Power)(Statutory Short Form)

Forms For Cooperatives and Condominiums

Alteration Agreement for Cooperatives and Condominiums (ABCNY) (2000)
Cooperative Apartment--Consent to Assignment of Shares of Stock and Proprietary Lease
Cooperative Apartment--Assignment of Proprietary Lease
Cooperative Apartment--Acceptance of Assignment of Proprietary Lease

Cooperative Apartment--Stock Power
Recognition Agreement for Cooperative Apartment Loans
Plain English Apartment Lease

Leases and Subleases

Office Sublease (ABCNY) (1999)
Overlandlord's Consent to Office Sublease (ABCNY) (1999)
Commercial Office Lease (ABCNY) (2003)
Office Lease (REBNY)
Store Lease (REBNY)
Loft Lease (REBNY)
Complete Sublease--Retail Space
Plain English Sublease Agreement

Rent Administration Forms

Request for Access to Public Records (FOIL-1)
Notice to Owner of Family Members Entitled to Succession Rights/Protection From Eviction (RA-23.5)

Tenant Forms

Tenant's Statement of Complaint(s) - Harassment (RA-60H)
Application for a Rent Reduction Based Upon Decreased Building-Wide Service(s) (RA-84)
Supplemental Signature and Affirmation (RA-84.1)
Supplement to Application for a Rent Reduction Based Upon Decreased Building-Wide Services (RA-84.2)
Petition for Administrative Review (PAR) (RAR-2)
Notice of Payment of Penalties Which Landlord Has Been Directed to Pay (RN-14)
Judgment (RN-14.1)

Owner Forms

Owner's Report of Vacancy Decontrol (RA-42-V-NYC)
Report of Change in Identity of Owner/Agent (DHCR RA-44)
Owner's Application for Termination of Rent Inclusion of Electricity (RA-70)
Owner's Application For Rent Increase Based On Major Capital Improvements (MCI) (RA-79)
Owner's Notice of a Rent Increase Based on Increased Services (RN-79b)
Renewal Lease Form (RTP-8)
Owner's Application to Restore Rent (RTP-19)
Notice to Owners (RTP-19.1)

Notes and Mortgages

Mortgage Note (NYBTU Form 8011) (Letter)
Mortgage Note (NYBTU Form 8011) (Legal)
Mortgage (Statutory Form M)
First Mortgage (NYBTU Form 8014) (Letter)
First Mortgage (NYBTU Form 8014) (Legal)
Subordinate Mortgage (NYBTU Form 8015) (Letter)
Mortgage, Security Agreement and Assignment of Leases and Rents (1999) (ABCNY)
Mortgage Note for Medium-Sized Commercial Loans (1999) (ABCNY)
Mortgage Rider

Building Loan Rider to the Adjustable Rate Note

Recording Page

Fannie Mae/Freddie Mac

Freddie Mac Exhibit 5--Authorized Changes to Notes, Riders and Security Instruments

Multistate Timely Payment Rewards Addendum to Note--Single Family--Fannie Mae Form 1410

Multistate Timely Payment Rewards Addendum to Note--Single Family--Fannie Mae Form 1410--Summary

Multistate Timely Payment Rewards Rider--Single Family--Fannie Mae Form 1412

Multistate Timely Payment Rewards Rider--Single Family--Fannie Mae Form 1412--Summary

Mortgage--New York--Single Family--Fannie Mae/Freddie Mac Form 3033

Mortgage--New York--Single Family--Fannie Mae/Freddie Mac Form 3033--Summary

Multistate Adjustable Rate Rider--ARM 5-1--Single-Family--Fannie Mae/Freddie Mac Form 3108

Multistate Adjustable Rate Rider--ARM 5-1--Fannie Mae/Freddie Mac Form 3108--Summary

Fixed Rate Option Addendum (Security Instrument)--Single Family--Fannie Mae Form 3109

Fixed Rate Option Addendum (Security Instrument)--Single Family--Fannie Mae Form 3109--Summary

Multistate Adjustable Rate Rider--ARM 5-2--Single Family--Fannie Mae/Freddie Mac Form 3111

Multistate Adjustable Rate Rider--ARM 5-2--Fannie Mae/Freddie Mac Form 3111--Summary

Multistate Adjustable Rate Rider--ARM Plans 721/521, 652/791--Single Family--Fannie Mae Form 3113

Multistate Adjustable Rate Rider--ARM Plans 721/521, 652/791--Single Family--FNMA Form 3113--Summary

Multistate Adjustable Rate Rider--3 Year ARM--Single-Family--Fannie Mae/Freddie Mac Form 3114

Multistate Adjustable Rate Rider--3 Year ARM--Fannie Mae/Freddie Mac Form 3114--Summary

Multistate Adjustable Rate Rider--ARM Plan 650--Single Family--Fannie Mae Form 3115

Multistate Adjustable Rate Rider--ARM Plan 650--Single Family--Fannie Mae Form 3115--Summary

Multistate Conv. Adj. Rate Rider--Single Family--One-Year Treasury Index--Fannie Mae Form 3118

Multistate Conv. Adj. Rate Rider--Single Family--One-Year Treasury Index--FNMA Form 3118--Summary

Multistate Adjustable Rate Rider--COF Index--Single Family--Fannie Mae Form 3120

Multistate Adjustable Rate Rider--COF Index--Single Family--Fannie Mae Form 3120--Summary

Multistate Adjustable Rate Rider--WSJ One-Year LIBOR--Single Family--Fannie Mae Form 3122

Multistate Adjustable Rate Rider--WSJ One-Year LIBOR--Single Family--FNMA Form 3122--Summary

Multistate Convertible Adj. Rate Rider--Single Family--Cost of Funds Index--Fannie Mae Form 3124

Multistate Convertible Adj. Rate Rider--Single Family--Cost of Funds Index--FNMA Form 3124--Summary

Multistate Adjustable Rate Rider--ARM Plans 711/511--Single Family--Fannie Mae Form 3129

Multistate Adjustable Rate Rider--ARM Plans 711/511--Single Family--FNMA Form 3129--Summary

Multistate Adjustable Rate Rider--5 Year ARM--Single-Family--Fannie Mae/Freddie Mac Form 3131

Multistate Adjustable Rate Rider--5 Year ARM--Fannie Mae/Freddie Mac Form 3131--Summary

Multistate Convertible Adjustable Rate Rider--Single Family--CD Index--Fannie Mae Form 3133

Multistate Convertible Adjustable Rate Rider--Single Family--CD Index--FNMA Form 3133--Summary

Multistate Adjustable Rate Rider--CD Index--Single Family--Fannie Mae Form 3134

Multistate Adjustable Rate Rider--CD Index--Single Family--Fannie Mae Form 3134--Summary

Multistate Adj. Rate Rider--Fract. One-Year Treasury Index--Single Family--Fannie Mae Form 3135

Multistate Adj. Rate Rider--Fract. One-Year Treasury Index--Single Family--FNMA Form 3135--Summary

Multistate Adj. Rate Rider--LIBOR 6-Month Index (by FNMA)--Single Family--Fannie Mae Form 3136

Multistate Adj. Rate Rider--LIBOR 6-Month Index (by FNMA)--Single Family--FNMA Form 3136--Summary

Multistate Conv. Adj. Rate Rider--LIBOR 6-Month Index (FNMA) Single Family--Fannie Mae Form 3137

Multistate Conv. Adj. Rate Rider--LIBOR 6-Month Index (FNMA) Single Family--FNMA Form 3137--Summary

Multistate Adj. Rate Rider--LIBOR 6-Month Index--Single Family--Fannie Mae Form 3138

Multistate Adj. Rate Rider--LIBOR 6-Month Index--Single Family--Fannie Mae Form 3138--Summary

Multistate Conv. Adj. Rate Rider--LIBOR Six-Month Index--Single Family--Fannie Mae Form 3139

Multistate Conv. Adj. Rate Rider--LIBOR Six-Month Index--Single Family--FNMA Form 3139--Summary

Multistate Condominium Rider--Single-Family--Fannie Mae/Freddie Mac Form 3140

Multistate Condominium Rider--Single-Family--Fannie Mae/Freddie Mac Form 3140--Summary

Multistate Planned Unit Development Rider--Single-Family--Fannie Mae/Freddie Mac Form 3150

Multistate Planned Unit Development Rider--Fannie Mae/Freddie Mac Form 3150--Summary

Multistate 1-4 Family Rider--Fannie Mae/Freddie Mac Form 3170

Multistate 1-4 Family Rider--Fannie Mae/Freddie Mac Form 3170--Summary

Multistate Fixed/Adjustable Rate Rider--10 Year Treasury--First Lien--FNMA Form 3176

Multistate Fixed/Adjustable Rate Rider--10 Year Treasury--First Lien--FNMA Form 3176--Summary

Multistate Biweekly Payment Rider (Fixed Rate With Conversion)--Single Family--Fannie Mae Form 3177

Multistate Biweekly Payment Rider (Fixed Rate With Conversion)--Fannie Mae Form 3177--Summary

Multistate Biweekly Payment Rider (Fixed Rate Without Conversion)--Fannie Mae Form 3178

Multistate Biweekly Payment Rider (Fixed Rate Without Conversion)--Fannie Mae Form 3178--Summary

Multistate Balloon Rider--Single Family--Fannie Mae Form 3180

Multistate Balloon Rider--Single Family--Fannie Mae Form 3180--Summary

Multistate Conv. Fixed/Adj. Rate Rider--10-Year Treasury--Single Family--Fannie Mae Form 3181

Multistate Conv. Fixed/Adj. Rate Rider--10-Year Treasury--Single Family--FNMA Form 3181--Summary

Multistate Fixed/Adjustable Rate Rider--1 Year Treasury Index--Single Family--Fannie Mae Form 3182

Multistate Fixed/Adjustable Rate Rider--1 Year Treasury Index--Fannie Mae Form 3182--Summary

Multistate Fixed/Adj. Rate Rider--One-Year Treasury Index--Single Family--Fannie Mae Form 3183

Multistate Fixed/Adj. Rate Rider--One-Year Treasury Index--Single Family--FNMA Form 3183--Summary

Multistate Adj. Rate Rider--LIBOR One-Month Index--Single Family--Fannie Mae Form 3184

Multistate Adj. Rate Rider--LIBOR One-Month Index--Single Family--FNMA Form 3184--Summary

Multistate Adj. Rate Rider--WSJ One-Year LIBOR--Single Family--Fannie Mae Form 3186

Multistate Adj. Rate Rider--WSJ One-Year LIBOR--Single Family--FNMA Form 3186--Summary

Multistate Fixed/Adj. Rate Rider--WSJ One-Year LIBOR--Single Family--Fannie Mae Form 3187

Multistate Fixed/Adj. Rate Rider--WSJ One-Year LIBOR--Single Family--FNMA Form 3187--Summary

Multistate Fixed/Adj. Rate Rider--WSJ 1-Year LIBOR (Conv.)--Single Family--Fannie Mae Form 3188

Multistate Fixed/Adj. Rate Rider--WSJ One-Year LIBOR--Single Family--FNMA Form 3188--Summary

Multistate Adj. Rate Rider--WSJ One-Year LIBOR--Single Family--Fannie Mae Form 3189

Multistate Adj. Rate Rider--WSJ One-Year LIBOR--Single Family--FNMA Form 3189--Summary

New York Fixed Rate Note--Single Family--Fannie Mae/Freddie Mac Form 3233

New York Fixed Rate Note--Single Family--Fannie Mae/Freddie Mac Form 3233--Summary

Fixed Rate Option Addendum (Note)--Single Family--Fannie Mae Form 3256

Fixed Rate Option Addendum (Note)--Single Family--FNMA Form 3256--Summary

Multistate Balloon Fixed Rate Note--Single Family--Fannie Mae Form 3260

Multistate Balloon Fixed Rate Note--Single Family--Fannie Mae Form 3260--Summary

New York Balloon Fixed Rate Note--Single Family--Fannie Mae Form 3260.33

New York Balloon Fixed Rate Note--Single Family--Fannie Mae Form 3260.33--Summary

Multistate Fixed/Adjustable Rate Note--10 Year Treasury--Single Family--Fannie Mae Form 3263

Multistate Fixed/Adjustable Rate Note--10 Year Treasury--Fannie Mae Form 3263--Summary

Multistate Biweekly Fixed Rate Note (With Conversion Option)--Single Family--Fannie Mae Form 3264

Multistate Biweekly Fixed Rate Note (With Conversion Option)--Fannie Mae Form 3264--Summary

Multistate Biweekly Fixed Rate Note (Without Conversion Option)--Single Family--Fannie Mae Form 3265

Multistate Biweekly Fixed Rate Note (Without Conversion Option)--Fannie Mae Form 3265--Summary

Multistate Balloon Note Addendum--Single Family--Fannie Mae Form 3266
Multistate Balloon Note Addendum--Single Family--FNMA Form 3266--Summary
Multistate Adjustable Rate Note--ARM 5-1--Single Family--Fannie Mae Form 3501
Multistate Adjustable Rate Note--ARM 5-1--Fannie Mae/Freddie Mac Form 3501--Summary
Multistate Adjustable Rate Note--ARM 5-2--Single Family--Fannie Mae/Freddie Mac Form 3502
Multistate Adjustable Rate Note--ARM 5-2--Fannie Mae/Freddie Mac Form 3502--Summary
Multistate Adjustable Rate Note--3 Year ARM--Single Family--Fannie Mae Form 3504
Multistate Adjustable Rate Note--3 Year ARM--Fannie Mae/Freddie Mac Form 3504--Summary
Multistate Adjustable Rate Note--5 Year ARM--Single Family--Fannie Mae Form 3514
Multistate Adjustable Rate Note--5 Year ARM--Fannie Mae/Freddie Mac Form 3514--Summary
Multistate Adjustable Rate Note--LIBOR 6-Month Index (Wall Street Journal)--Fannie Mae Form 3520
Multistate Adjustable Rate Note--LIBOR 6-Month Index (WSJ)--Fannie Mae Form 3520--
Summary
Multistate Fixed/Adjustable Rate Note--1 Year Treasury Index--Single Family--Fannie Mae Form 3522
Multistate Fixed/Adjustable Rate Note--1 Year Treasury Index--Fannie Mae Form 3522--
Summary
Multistate Adjustable Rate Note--LIBOR 1-Month Index (Wall Street Journal)--Fannie Mae Form 3524
Multistate Adjustable Rate Note--LIBOR 1-Month Index (Wall Street Journal)--FNMA Form 3524--
-Summary
Multistate Adjustable Rate Note--WSJ One-Year LIBOR--Single Family--Fannie Mae Form 3526
Multistate Adjustable Rate Note--WSJ One-Year LIBOR--Single Family--FNMA Form 3526--
Summary
Multistate Const. Loan Addendum to Note--Single Family--Fannie Mae Homestyle Model Doc.
Form 3736
Multistate Construction Loan Addendum to Note--Single Family--FNMA HomeStyle Form 3736--
Summary
Multistate Construction Loan Rider to Sec. Instr.--Single Family--Fannie Mae HomeStyle Form 3737
Multistate Construction Loan Rider to Sec. Instr.--Single Family--FNMA HomeStyle Form 3737--
Summary
Multistate Investor Rider to Security Instrument--Single Family--Fannie Mae Form 3738
Multistate Investor Rider to Security Instrument--Single Family--FNMA HomeStyle Form 3738--
Summary
Multistate Second Home Rider--Single-Family--Fannie Mae/Freddie Mac Form 3890
Multistate Second Home Rider--Single-Family--Fannie Mae/Freddie Mac Form 3890--Summary
Forms Relating to Loans, Notes and Mortgages
Building Loan Agreement
Section 22 Borrower's Affidavit
Building Loan Schedule (4 Draws)
New Construction Loan: Inspection Report
Notice of Lending (Lien Law § 73)

Loan Settlement Statement from Bank
Mortgage Modification, Consolidation and Extension Agreement
N.Y. Con., Ext. and Mod. Agmt.--Single Family--Fannie Mae/Freddie Mac Form 3172
N.Y. Con., Ext. and Mod. Agmt.--Single Family--Fannie Mae/Freddie Mac Form 3172--Doc.
Summary
Spreader Agreement
Mortgage Severance and Splitting Agreement
Acceleration Affidavit
Mortgage Loans: Covenant Not to Sue Agreement
Assignments of Leases and Rents
Subordination Agreement
Exemption Affidavit (Tax Law § 253.1-a)
Extension Agreement--Section 255 Affidavit By Lender
Extension Agreement--Section 255 Affidavit By Borrower
Affidavit By Borrower Under Section 255 of the Tax Law - Alternate Version
Mortgage Assignment Affidavit (Statement of Mortgagor or Assignee)
Notice of Creation, Transfer or Termination of Tax Escrow Account
Mortgage Payoff and Discharge Guaranty
Tax Escrow Account Designation of Mortgage Investing Institution to Receive Tax Bills (RPTL § 954)
Assignment of Mortgage Without Recourse or Covenant
Assignment of Mortgage Without Covenant (Statutory Form I)
Assignment of Mortgage With Covenant (Statutory Form J)
Acknowledgment of Assignment of Mortgage and Release
Release of Part of Mortgaged Premises
Release of Part of Mortgaged Premises (Statutory Form K)
Discharge of Mortgage
Satisfaction of Mortgage (Statutory Form L)
Satisfaction of Mortgage (Individual or Corporation) (NYBTU 8035) (Legal)
Putnam County Recording Page (Legal)
Suffolk County Recording and Endorsement Page (Legal)
Recording Page

Deeds

Composite Deed Form Showing Comparison of Deed Clauses and Forms
Deed with Full Covenants (Individual) (Statutory Form A)
Deed with Full Covenants (Corporation) (Statutory Form AA)
Deed (Sheriff's)
Bargain and Sale Deed Without Covenant Against Grantor's Acts--Ind. or Corp. (NYBTU Form 8001, 8006)
Bargain and Sale Deed Without Covenant Against Grantor's Acts (Individual) (Statutory Form B)
Bargain and Sale Deed Without Covenant Against Grantor's Acts (Corporation) (Statutory Form BB)
Bargain and Sale Deed With Covenant Against Grantor's Acts--Ind. or Corp. (NYBTU Form 8002, 8007)

Bargain and Sale Deed With Covenant Against Grantor's Acts (Individual) (Statutory Form C)
Bargain and Sale Deed With Covenant Against Grantor's Acts (Corporation) (Statutory Form CC)
Quitclaim Deed--Individual or Corporation (NYBTU Form 8004, 8009)
Quitclaim Deed (Individual) (Statutory Form D)
Quitclaim Deed (Corporation) (Statutory Form DD)
Executor's Deed--Individual or Corporation (NYBTU Form 8005, 8010)
Executor's Deed (Statutory Form E)
Referee's Deed in Foreclosure (Statutory Form F)
Administrator's Deed (NYBTU Form 8005-B)
Warranty Deed With Full Covenants--Individual or Corporation (NYBTU Form 8003, 8008)
Acknowledgment by a Person Within New York State (RPL § 309-a)
Acknowledgment by a Person Within New York State (RPL § 309-a)
Acknowledgment by a Person Outside New York State (RPL § 309-b)
Acknowledgment by a Person Outside New York State (RPL § 309-b)
Acknowledgment by a Subscribing Witness Within New York State (RPL § 309-a)
Acknowledgment by a Subscribing Witness Outside New York State (RPL § 309-b)

Recording Page

Closing Statements and Forms

Closing Statement

Closing Statement -- Cooperative Apartment

Time of the Essence Notice Letter--Seller

Time of the Essence Notice Letter--Purchaser

Standards for Closing a Contract for the Sale of Real Property

Affidavit: Solvency

Affidavit: Smoke Alarm (Exec. Law § 378(5))

Affidavit: Carbon Monoxide Detector (Exec. Law § 378(5-a))

Affidavit: Smoke Alarm (Exec. Law § 378(5)) and Carbon Monoxide Detector (Exec. Law § 378(5-a))

Affidavit of Compliance with Smoke Detector Requirement for One- and Two-Family Dwellings (NYC)

Affidavit by Grantee/Grantor: No Judgments

Affidavit: No Judgments

Affidavit: "No Other Name" and "No Judgments"

Affidavit: Lot Line Restrictions

Affidavit: Building Line Restrictions

Affidavit: Fence Lines -- Version 1

Affidavit: Fence Lines -- Version 2

Fence and Boundary Affidavit

Fence Agreement (Monroe County)

Common Driveway Agreement

Affidavit Used Where Nominal Consideration is Expressed in a Deed Other than Fiduciary Deed

Affidavit as to Power of Attorney Being in Full Force

Affidavit of Title

Affidavit as to Expired Oil and Gas Lease

Survey: Affidavit of No Change
Affidavit for Survey Coverage
Affidavit: Survey Coverage Endorsement
Title Examination Information Sheet
Certification of Title by Attorney
Escrow Agreement (Condition to Closing)
Termination of Possession and Release of Escrow
Escrow Release Authorization
Addendum--Escrow Release Authorization
Memorandum of Trust Proceeds
Attorney Opinion Letter--Good and Marketable Title
Consent for Attorney Guarantee
Attorney Guarantee: Water Charges
Closing Letter from Bank to Loanee
FIRPTA Non-Foreign Certification by Individual Transferor
FIRPTA Affidavit of Facts
Settlement Statement (HUD-1)
Settlement Statement--Optional Form for Transactions Without Sellers (HUD-1A)
Buying Your Home - Settlement Costs and Helpful Information (HUD-398-H[4])
UCC Financing Statement (Form UCC1)
UCC Financing Statement Addendum (Form UCC1Ad)
UCC Financing Statement Additional Party (Form UCC1AP)
New York UCC Financing Statement Cooperative Addendum (Form UCC1CAAd)
UCC Financing Statement Amendment (Form UCC3)
National UCC Financing Statement Amendment Addendum (Form UCC3Ad)
UCC Financing Statement Amendment Additional Party (Form UCC3AP)
National Correction Statement (Form UCC5)
National Information Request (Form UCC11)
Durable General Power of Attorney (Statutory Short Form)
Nondurable General Power of Attorney (Statutory Short Form)
Durable General Power of Attorney Effective at a Future Time (Springing Power)(Statutory Short Form)
Recording Page

Tax Forms

Internal Revenue Service Forms

Request for Taxpayer Identification Number and Certification (W-9)
Proceeds From Real Estate Transactions (1099-S)
Information Collection Form for Proceeds From Real Estate Transactions (1099-S)
FIRPTA Non-Foreign Certification by Individual Transferor
FIRPTA Affidavit of Facts

New York State Real Estate Transfer Tax, Transfer Report and Department of Taxation Forms

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, etc. (TP-584) (Bar Code)
New York State Real Estate Transfer Tax Return Supplemental Schedules (TP-584.1) (Bar Code)

Real Estate Trans. Tax Ret. for Pub. Util. Comp. and Gov. Agen. Easements and Licenses (TP-584.2)
Real Estate Investment Trust Transfer Tax Return and Credit Line Mortgage Cert. (TP-584-REIT)
Real Estate Transfer Tax Claim for Refund (TP-592.2)
Real Property Transfer Report (RP-5217) -- Bar Code for Filers
Real Property Transfer Report (RP-5217) -- Bar Code Label for County Clerk
Power of Attorney (POA-1)
Power of Attorney for Individuals (POA-1-IND)
New York State Release of Lien of Estate Tax (ET-117)
Nonresident Real Property Estimated Income Tax Payment Form (IT-2663) (2009)
Nonresident Real Property Estimated Income Tax Payment Form (IT-2663) (2008)
Nonresident Real Property Estimated Income Tax Payment Form (IT-2663) (2007)
Nonresident Cooperative Unit Estimated Income Tax Payment Form (IT-2664) (2009)
Nonresident Cooperative Unit Estimated Income Tax Payment Form (IT-2664) (2008)
Nonresident Cooperative Unit Estimated Income Tax Payment Form (IT-2664) (2007)
Mortgage Recording Tax Return (MT-15)

New York City Real Property Transfer Tax, Transfer Report, Recording and Housing Preservation Forms

New York City Real Property Transfer Tax Return (NYC-RPT)
Affidavit of Compliance with Smoke Detector Requirement for One- and Two-Family Dwellings
Property Owner's Registration Form
Customer Registration Form for Water and Sewer Billing
New York City Real Property Transfer Report (RP-5217NYC)
Affidavit In Lieu of Registration Statement (OHP Form AF-1)
Preliminary Residential Property Transfer Form (OHP Form 515)

City, County and Regional Real Estate Transfer Tax Returns and Clerk's Office Recording Forms

City of Mount Vernon Real Property Transfer Tax Return
City of Yonkers Real Property Transfer Tax Return
Combined Real Estate Transfer Tax Return, Credit Line Mort. Cert. etc. (TP-584) (Erie/Broome County)
Orange County Clerk's Office Recording Page (Legal)
Otsego County Cover Sheet
Peconic Bay Region Community Preservation Fund (Legal)
Westchester County Clerk Recording Sheet

Veterans Forms

Application for Veterans Exemption from Real Property Taxation (RP-458)
Application for Alternative Veterans Exemption from Real Property Taxation (RP-458-a)
Renewal Application for Alternative Veterans Exemption from Real Property Taxation (RP-458-a-Dis)

Miscellaneous Real Estate Forms

Notice Under Mechanic's Lien Law
Oil and Gas Lease: Amendment and Ratification
NYC: Carbon Monoxide Detector--Certificate of Installation
NYC: Smoke and Carbon Monoxide Detector--Certificate of Installation