Dear New Yorker:

You have invested a large sum of money into your home and surrounding property. Protecting that investment is of critical importance. Whether or not you sign a lease that grants oil or natural gas drilling on your property is something that you should carefully consider.

I hope you find the tips contained on this card to be of assistance to you. If you believe that you have been defrauded by an unscrupulous landman, or gas exploration company, please contact my office at 1-800-771-7755.

Sincerely,

Eric T. Schneiderman
Attorney General

Contact The Attorney General's Office

1-800-771-7755
www.ag.ny.gov

New York State
Office of the Attorney General
Eric T. Schneiderman
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Landowner Tips
Oil & Gas Leases

If you are thinking about signing an oil and gas lease, consider the following:

1. **CONSULT AN ATTORNEY** before you sign a lease, and review each term and condition of the lease with your attorney.
2. **ASK ALL NECESSARY QUESTIONS** to ensure that you understand all terms and conditions on the lease.
3. **OBTAIN IN WRITING** all promises and conditions, and make sure those written promises are part of the lease.
4. **NEGOTIATE** as you may get better terms than those initially offered to you.
5. **SEARCH FOR** and negotiate with more than one gas operator.
6. **THERE IS STRENGTH IN NUMBERS**, so consider negotiating your lease together with a group of neighbors or interested parties.
7. **OBTAIN COPIES** of the lease you sign and a copy of the lease signed by both you and the gas operator to make sure that the lease reflects the agreement reached with the landman.
8. **THE RIGHT TO CANCEL** is yours for 3 business days after signing the lease, but to cancel, you must comply strictly with all requirements (consult your attorney).