

**PROPERTY DISCLOSURE RIDER
 CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
 (To be used in conjunction with Property Disclosure - Residential)
 New Hampshire Association of REALTORS® Standard Form**



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

Castellucci

1. Seller and Property Address: Kayla Baker and Anthony Castellucci 10 Essex Green, Merrimack, NH 03054
 2. Association Name (if applicable): _____
 3. Property Manager/Agent: Karen Eafrafi Phone: 6032328282
 4. **GENERAL AND LEGAL**
 - a. Are there any Association or Corporation approvals required for transfer of Ownership? Yes No Unknown
 - b. Is there a time share operation existing at Property? Yes No Unknown
 - c. Is there a vacation rental operation or other organized rental program at Property? Yes No Unknown
 - d. Are you aware of any rental, use or age restrictions? Yes No Unknown
 - e. Number of allocated parking spaces available for this unit: 2 + Garage
 - f. Are you aware of any pending or existing litigation? Yes No If Yes, please explain: _____
 - g. Are the minutes of the Condominium Association annual meeting available? Yes No Unknown
 5. **MASTER INSURANCE POLICY**
 - a. Name of Company: _____
 - b. Name of Agent: _____ Phone: _____
 6. **FINANCIAL**
 - a. Monthly maintenance fee(s): \$ 350
 - b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Real Property Tax	<input checked="" type="checkbox"/> Snow Removal
<input checked="" type="checkbox"/> Garage/Parking	<input checked="" type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Other: _____
 - c. Are there any additional fees? If so, please specify: land lease - \$107/month
 - d. Are you aware of any special assessments or loans in effect at this time? Yes No
If Yes, explain: _____
- Additional Comments: _____

7. ACKNOWLEDGEMENTS:
 SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

	<u>1/25/20</u>		<u>1/25/20</u>
SELLER	DATE	SELLER	DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL AND OTHER ADVISORS.

BUYER	DATE