

**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.

1. Seller and Property Address: Paulette Faggiano 67 Woodview Way, Manchester, NH 03102

2. Association Name (if applicable): \_\_\_\_\_

3. Property Manager/Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

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: 4
- 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: GNY Insurance Company
- b. Name of Agent: Brown and Brown Insurance Phone: 603-424-9901

6. **FINANCIAL**

- a. Monthly maintenance fee(s): \$350.00
- b. What do the monthly fees include?
 

<input type="checkbox"/> Air Conditioning	<input checked="" 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 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: \_\_\_\_\_
- d. Are you aware of any special assessments or loans in effect at this time?  Yes  No  
If Yes, explain: \_\_\_\_\_

Additional Comments: Management company will transition from Sequel Management to Great North Management on May 1 2021.

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.**

<i>Paulette Faggiano</i>	<small>dotloop verified 04/08/21 12:53 PM EDT A4RG-IW89-LYZ1-KGB8</small>	<i>John Faggiano</i>	<small>dotloop verified 04/08/21 2:26 PM EDT XLF9-NGFB-TLB8-ORJ7</small>
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