MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)

New Hampshire Association of REALTORS® Standard Form

REALTOR® EQUAL HOUSING OPPORTUNITY

1. **SELLER**: **MJC Kindless LLC**
2. **PROPERTY LOCATION:** **46-48 Lafayette St, Rochester, NH 03867**
3. **GENERAL INFORMATION:**
   a. Number of city/town approved units: **3**
   b. Number and type of appliances included in sale: **Refrigerator & Stove**
   c. Number and location of washer / dryer hookups: **Washer & dryers in unit**
   d. Number and type of electrical service entrances: **3 - circuit breakers**
   e. Number and type of heating systems (note ages): **3- FHW(2 years old), FHW(3 years old) & electric baseboard**
   f. Any rented water heaters, burners or other equipment or appliances? ☐ Yes ☒ No If yes, please explain: _____
   g. Any other leases or contracts for services on the building? ☐ Yes ☒ No If yes, please specify: _____
   h. Is a municipal certificate of compliance required? ☐ Yes ☒ No If yes, list date of expiration: _____
   i. Are there any outstanding state or local lead based paint abatement orders or code enforcement orders? **No**
   If yes, please explain: **NA**
   j. Smoke detectors: Locations **in all units** Hard-wired? ☒ Yes ☐ No
4. **RENT SCHEDULE:**

Unit #	Lease (Y/N) or Vacant?	Length of Tenancy	Lease Expires?	Monthly Rent (See Below)	Is Rent Current?	Amount of Security Deposit	Tenant Pays (Check) See Legend Below	Landlord Pays (Check) See Legend Below
46A	Y	2-3+ years	M2M	$1,177.00	Yes	$1,177.00	☒ H ☒ HW ☒ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☒ W ☒ S
46B	Y	8+ years	M2M	$1,195.00	Yes	$1,195.00	☒ H ☒ HW ☒ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☒ W ☒ S
48	Y	2-3+ years	M2M	$1,495.00	Yes	$1,679.00	☒ H ☒ HW ☒ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☒ W ☒ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S

Monthly Rent: If vacant please enter most recent rent.
Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer

Have any tenants given notice or have you served notices to quit or started eviction proceedings against any tenants? **no**

Comments: **none**

DS

SELLER(S) INITIALS MC / _____ **BUYER(S) INITIALS** _____ / _____

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Andy Chan Yau
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5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): **NA**

6. EXPENSE INFORMATION:

a. Annual real estate taxes and year: **$5,449.86**
b. Annual hazard insurance: **$2,354.76**
c. Annual snow removal expense: **Tenant**
d. Annual lawn mowing, yard maintenance expense: **Tenant**
e. Annual fuel consumption paid by landlord: # Gallons, cu.ft: **0** Cost: **NA**
f. Annual electric costs paid by landlord: **0**
g. Annual trash removal expense: **0**
h. Annual water/sewer expenses paid by landlord: **$2,839.58**
i. Other expenses: **NA**

7. ADDITIONAL INFORMATION:

a. Attachment regarding expenses, rents, lease information or additional information? ☐ Yes ☒ No
b. Additional comments:

8. 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.

DocuSigned by:
Matthew Croteau
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SELLER **MJC Kindless LLC**	DATE 3/11/2026	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 OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER	DATE	BUYER	DATE

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