



## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.

Property Address 188 W Main St, Hillsborough NH 03244



**NH CIBOR**

**Mandatory New Hampshire Real Estate Disclosure & Notification Form**



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

**RADON :** Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

**ARSENIC:** Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations ( [www.des.nh.gov](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

**LEAD PAINT:** Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

**WATER SUPPLY SYSTEM**

Type: public  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Date of Installation: \_\_\_\_\_  
Date of most recent water test: \_\_\_\_\_  
Problems with system: \_\_\_\_\_

**SEWERAGE DISPOSAL SYSTEM**

Size of Tank: public  
Type of system: \_\_\_\_\_  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Age of system: \_\_\_\_\_  
Date most recently serviced: \_\_\_\_\_  
Name of Contractor who services system: \_\_\_\_\_

Property Address 188 W Main St, Hillsborough NH 03244

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?  
Yes  No

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): ceiling  
Type: 9-12" fiberglass

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?  
Yes  No

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes  No

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes  No

If Yes, please explain: \_\_\_\_\_

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes  No

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes  No

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes  No

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes  No

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

Property Address 188 W Main St, Hillsborough NH 03244

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes  No  Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: \_\_\_\_\_

Amount of Charges: \_\_\_\_\_

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings \_\_\_\_\_

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes  No

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes  No  Unknown

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 188 W Main St, Hillsborough NH 03244

Unit Number (if applicable): \_\_\_\_\_

Town: Hillsborough

*Charles Knight* dotloop verified  
05/08/24 1:36 PM EDT  
BHQ4-1XFR-FGFU-XYEQ

SELLER

\_\_\_\_\_ Date

Knight Brothers

SELLER

\_\_\_\_\_ Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

\_\_\_\_\_ BUYER

\_\_\_\_\_ Date

\_\_\_\_\_ BUYER

\_\_\_\_\_ Date



## NOTIFICATION TO OWNERS, BUYERS, AND TENANTS REGARDING ENVIRONMENTAL MATTERS



It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients and/or customers to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and other contaminants or petrochemical products stored in underground tanks), or other undesirable materials or conditions are present at the property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the property or other properties.

Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If hazardous or toxic substances exist or are contemplated to be used at the property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

**RECEIVED BY:**

*Charles Knight* dotloop verified  
05/08/24 1:36 PM EDT  
YNEQ-BTPF-WG3M-8CCE

NAME

DATE

NAME

DATE

## VIDEO AND AUDIO RECORDING EQUIPMENT NOTIFICATION TO ALL SELLERS AND BUYERS

IT IS A CLASS B FELONY TO RECORD ANYONE WITHOUT THEIR CONSENT. IF YOUR HOME HAS VIDEO OR AUDIO SURVEILLANCE OF ANY KIND, INCLUDING CAMERA DOORBELLS, ALEXA OR SIMILAR EQUIPMENT, IT NEEDS TO BE DISARMED, TURNED OFF, OR REMOVED PRIOR TO ALL SHOWINGS AND OPEN HOUSES.

NH State Law states, RSA 570-A:2 provides as follows:

It is a Class B felony if

1. Without the consent of all parties to a communication - including an oral communication;
2. A person willfully intercepts or endeavors to intercept any telecommunication or oral communication.

BUYERS should expect that recording equipment is present in all properties they visit.

Accordingly, it is recommended that BUYER and SELLER act as follows:

1. SELLER should disable all audio or video recording equipment prior to all showings or obtain the advanced written consent of the BUYER and BUYER's Agent to be recorded.
2. PROSPECTIVE SELLER's agent should advise the prospective seller to consult with an attorney if SELLER intends to have active any audio or video recording equipment during showings because doing so may expose the SELLER to criminal and civil penalties.
3. A BUYER should be very careful because a SELLER may choose not to disclose the existence of active recording devices notwithstanding the law.
4. PROSPECTIVE BUYER's agent should advise the prospective BUYER to not disclose any confidential information until BUYER is in a secure environment such as the agent's car or office.

<i>Charles Knight</i>	dotloop verified 05/08/24 1:36 PM EDT 3D9Z-GDIF-CIPQ-RJA
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Name of consumer	DATE	Name of consumer	DATE
Print & Sign		Print & Sign	

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Name of consumer	DATE	Name of consumer	DATE
Print & Sign		Print & Sign	

	<i>Krissy Laporte</i>
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AGENT	DATE	AGENT	DATE
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dotloop verified  
05/08/24 1:14 PM EDT  
RXKI-COVK-ZLNF-9KML

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

**New Hampshire Association of REALTORS® Standard Form**

1. **SELLER:** Knight Brothers

2. **PROPERTY LOCATION:** 188 W Main St, Hillsborough NH 03244

3. **GENERAL INFORMATION:**
- a. Number of city/town approved units: 2
  - b. Number and type of appliances included in sale: (2) refrigerators, (2) electric stoves
  - c. Number and location of washer / dryer hookups: n/a
  - d. Number and type of electrical service entrances: 2
  - e. Number and type of heating systems (note ages): 2
  - 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? \_\_\_\_\_  
If yes, please explain: \_\_\_\_\_
  - j. Smoke detectors: Locations to code Hard-wired?  Yes  No

**4. RENT SCHEDULE:**

Unit #	Lease (Y/N) or Vacant?	Length of Tenancy	Lease Expires?	Monthly Rent <sup>1</sup>	Is Rent Current?	Amount of Security Deposit	Tenant Pays (Circle) See Legend Below <sup>2</sup>	Landlord Pays (Circle) See Legend Below <sup>2</sup>
APT 1	M/M		6/2025	\$1850.00	YES	\$1850.00	<input type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
APT 2	YES		2/2025	\$1550.00	YES	\$1,550.00	<input type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
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- 1. If vacant please enter most recent rent.
- 2. 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:

**SELLER(S) INITIALS** AK /  **BUYER(S) INITIALS**  /





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

**New Hampshire Association of REALTORS® Standard Form**

**PROPERTY LOCATION:** 188 W Main St, Hillsborough NH 03244

**5. ADDITIONAL PROPERTY INCOME** (laundry, storage, garage rental, etc.): see Seller's Disclosure Attachment A

**6. EXPENSE INFORMATION:**

- a. Annual real estate taxes and year: \_\_\_\_\_
- b. Annual hazard insurance: \_\_\_\_\_
- c. Annual snow removal expense: \_\_\_\_\_
- d. Annual lawn mowing, yard maintenance expense: \_\_\_\_\_
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft: \_\_\_\_\_ Cost: \_\_\_\_\_
- f. Annual electric costs paid by landlord: \_\_\_\_\_
- g. Annual trash removal expense: n/a
- h. Other expenses: \_\_\_\_\_

**7. ADDITIONAL INFORMATION:**

- a. Attachment regarding expenses, rents, lease information or additional information?  Yes  No
- b. Additional comments: \_\_\_\_\_

see Seller's Disclosure Attachment A

**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.**

*Charles Knight*  
SELLER  
dotloop verified  
06/04/24 7:33 AM EDT  
YADC-X7N9-45GJ-ID70  
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, STRUCTURALOR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.**

BUYER  
DATE

BUYER  
DATE



# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

**NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

- 1. **SELLER:** Knight Brothers
- 2. **PROPERTY LOCATION:** 188 W Main St, Hillsborough, NH 03244
- 3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?**  Yes  No
- 4. **SELLER:**  has  has not occupied the property for \_\_\_\_\_ years.

### 5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

- a. **TYPE OF SYSTEM:**  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

- b. **INSTALLATION:** Location: \_\_\_\_\_  
Installed By: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
What is the source of your information? \_\_\_\_\_

- c. **USE:** Number of persons currently using the system: \_\_\_\_\_  
Does system supply water for more than one household?  Yes  No

- d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
Pump:  Yes  No  N/A Quantity:  Yes  No  
Quality:  Yes  No  Unknown

If YES to any question, please explain in Comments below or with attachment.

- e. **WATER TEST:** Have you had the water tested?  Yes  No Date of most recent test \_\_\_\_\_  
If YES to any question, please explain in Comments below or with attachment.  
Are you aware of any test results reported as unsatisfactory or satisfactory with notations?  Yes  No  
If YES, are test results available?  Yes  No  
What steps were taken to remedy the problem?


COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_

### 6. SEWAGE DISPOSAL SYSTEM

- a. **TYPE OF SYSTEM:** Public:  Yes  No Community/Shared:  Yes  No  
Private:  Yes  No  Unknown  
Septic Design Available:  Yes  No

- b. **IF PUBLIC OR COMMUNITY/SHARED**  
Have you experienced any problems such as line or other malfunctions?  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

- c. **IF PRIVATE:**  
TANK:  Septic Tank  Holding Tank  Cesspool  Unknown  Other \_\_\_\_\_  
Tank Size \_\_\_\_\_ Gal.  Unknown  Other: \_\_\_\_\_  
Tank Type  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
Location: \_\_\_\_\_ Location Unknown  Date of Installation: \_\_\_\_\_  
Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
Have you experienced any malfunctions?  Yes  No  
Comments: \_\_\_\_\_

SELLER(S) INITIALS  / \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

# PROPERTY DISCLOSURE - RESIDENTIAL ONLY

## New Hampshire Association of REALTORS® Standard Form



### TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 188 W Main St, Hillsborough, NH 03244

d. LEACH FIELD:  Yes  No  Other: \_\_\_\_\_  
IF YES, Location: \_\_\_\_\_ Size: \_\_\_\_\_ Unknown: \_\_\_\_\_  
Date of installation of leach field: \_\_\_\_\_ Installed By: \_\_\_\_\_  
Have you experienced any malfunctions?  Yes  No  
Comments: \_\_\_\_\_

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A?  Yes  No  Unknown  
IF YES, has a site assessment been done?  Yes  No  Unknown  
Source of Information: \_\_\_\_\_  
Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	pink f/g	add'19" 2023	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

### 8. HAZARDOUS MATERIAL

#### a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property?  Yes  No  Unknown IF YES: Are tanks currently in use?  Yes  No  
IF NO: How long have tank(s) been out of service? \_\_\_\_\_  
What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
Location: \_\_\_\_\_  
Are you aware of any past or present problems such as leakage, etc?  Yes  No  
Comments: \_\_\_\_\_  
If tanks are no longer in use, have the tanks been removed?  Yes  No  Unknown  
Comments: \_\_\_\_\_

#### b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts?  Yes  No  Unknown  
In the siding?  Yes  No  Unknown In the roofing shingles?  Yes  No  Unknown  
In flooring tiles?  Yes  No  Unknown Other \_\_\_\_\_  Yes  No  Unknown  
If YES, Source of information: \_\_\_\_\_  
Comments: none visable, none known

#### c. RADON/AIR - Current or previously existing:

Has the property been tested?  Yes  No  Unknown  
If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_  
Has the property been tested since remedial steps?  Yes  No  
Are test results available?  Yes  No  
Comments: \_\_\_\_\_

SELLER(S) INITIALS   *R*   /           

BUYER(S) INITIALS            /

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
New Hampshire Association of REALTORS® Standard Form



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 188 W Main St, Hillsborough, NH 03244

**d. RADON/WATER - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown

If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps?  Yes  No

Are test results available?  Yes  No Comments: \_\_\_\_\_

**e. LEAD-BASED PAINT - Current or previously existing:**

Are you aware of lead-based paint on this property?  Yes  No

If YES: Source of information: \_\_\_\_\_

Are you aware of any cracking, peeling, or flaking lead-based paint?  Yes  No

Comments: \_\_\_\_\_

**f. Are you aware of any other hazardous materials?  Yes  No**

If YES: Source of information: \_\_\_\_\_

Comments: \_\_\_\_\_

**9. GENERAL INFORMATION**

**a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?**

Yes  No  Unknown If YES, Explain: \_\_\_\_\_

What is your source of information? other than usual+cust. municipal/utility along street \_\_\_\_\_

**b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?**

Yes  No  Unknown If YES, Explain: \_\_\_\_\_

What is your source of information? \_\_\_\_\_

**c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?**

Yes  No If YES, Explain: \_\_\_\_\_

**d. Are you aware of any problems with other buildings on the property?  Yes  No**

If YES, Explain: \_\_\_\_\_

**e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?**

YES  NO  UNKNOWN If YES, Explain: \_\_\_\_\_

**f. Is this property located in a Federally Designated Flood Hazard Zone?  Yes  No  Unknown**

Comments: \_\_\_\_\_

**g. Has the property been surveyed?  Yes  No  Unknown If YES, By: Mellen**

If YES, is survey available?  Yes  No  Unknown

**h. How is the property zoned? COM-WS**

**i. Street (check one):  Public  Private  Association**

If private, is there a written road maintenance agreement?  Yes  No

Additional Information: \_\_\_\_\_

**j. Heating System Age: 25 yrs Type: Hot Water Fuel: Oil Tank Location: rear of building**

Owner of Tank: property owner

Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? Hilltop Heating 2023

Secondary Heat Systems: Electric

Comments: fuel oil usage provided under separate cover

SELLER(S) INITIALS  / \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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New Hampshire Association of REALTORS® Standard Form



## TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 188 W Main St, Hillsborough, NH 03244

- k. Roof Age: 5 years Type of Roof Covering: arch shingle  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_
- l. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_ Type: \_\_\_\_\_  
Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_
- m. Chimney(s) How Many? 1 Lined? \_\_\_\_\_ Last Cleaned: when repointed Problems? \_\_\_\_\_  
Comments: chimney done at same time as roof
- n. Plumbing Type: \_\_\_\_\_ Age: \_\_\_\_\_  
Comments: \_\_\_\_\_
- o. Domestic Hot Water: Age: 25 yrs Type: super saver Gallons: 80
- p. Electrical System: # of Amps \_\_\_\_\_ Circuit Breakers  Fuses   
Comments: 200 amps for store / 100 amps each apartment  
Solar Panels:  Leased  Owned If leased, explain terms of agreement: \_\_\_\_\_  
Comments: \_\_\_\_\_
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?  Yes  No  
If Yes, please explain: \_\_\_\_\_
- r. Pest Infestation: Are you aware of any past or present pest infestations?  Yes  No Type: \_\_\_\_\_  
Comments: \_\_\_\_\_
- s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)  Yes  No If YES, please explain: \_\_\_\_\_
- t. Air Conditioning: Type: \_\_\_\_\_ Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
Comments: \_\_\_\_\_
- u. Pool: Age : \_\_\_\_\_ Heated:  Yes  No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
By Whom: \_\_\_\_\_
- v. Generator: Portable: Yes  No  Whole House: Yes  No  Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
If Portable:  Included  Negotiable  
Comments: \_\_\_\_\_
- w. Internet: Type Currently Used at Property: multiple providers available to tenants
- x. Other (e.g. Alarm System, Irrigation System, etc.) \_\_\_\_\_  
Comments: \_\_\_\_\_

**NOTICE TO PURCHASER(S):** PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS   *R*   /           

BUYER(S) INITIALS            /

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
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**10. ADDITIONAL INFORMATION**

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?  
 Yes  No

b. ADDITIONAL COMMENTS:

**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.**

**SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).**

*Charles Knight*  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
dotloop verified  
06/04/24 7:29 AM EDT  
DM70-F8VA-EYJI-FW3K

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 \_\_\_\_\_

# DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED HAZARDS FOR HOUSING SALES

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 188 W Main St, Hillsborough, NH 03244

### Lead Warning Statement

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgement (initial)

(c)  Purchaser has received copies of all information listed above.


(d)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or


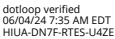
(ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgement (initial)


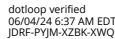
(f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

   
Seller Date

Purchaser Date

   
Agent Date

Seller Date

Purchaser Date

Agent Date