

Structure

Construction Status Existing	Footprint	
Construction Materials Masonry, Brick Exterior, Wood Exterior	Above Grade Finished Area	6,408
Foundation Details Concrete	Above Grade Finished Area Source	Public Records
Exterior Features Gazebo, Shed	Below Grade Finished Area	0
Roof Asphalt Shingle	Below Grade Finished Area Source	Public Records
Basement Yes	Above Grade Unfinished Area	0
Basement Access Type Walkout	Above Grade Unfinished Area Source	Public Records
Basement Description Concrete, Interior Stairs, Locked Storage, Storage Space, Walkout, Interior Access, Exterior Access	Below Grade Unfinished Area	3,000
Garage No	Below Grade Unfinished Area Source	Public Records
Garage Capacity	Total Below Grade Area	
	Total Finished Area	6,408
	Total Area	9,408

UTILITIES

Heating Propane, Electric, Mini Split	Separate Utilities Yes
Cooling Mini Split	Utilities Cable
Water Source Public	Internet Cable Internet
Sewer Public	
Electric 200+ Amp Service	
	Fuel Company
	Electric Company
	Water Company
	Phone Company
	Cable Company
	Internet Service Provider

LOT / LOCATION

Development / Subdivision		
Lot Features Level, In Town, Near Shopping		
Road Frontage Yes		Waterfront Property
Road Frontage Type Public		Water View
Road Frontage Length 299		Water Body Access
ROW Parcel Access		Water Body Name
ROW Length		Water Body Type
ROW Width		Water Frontage Length
ROW to other Parcel		Waterfront Property Rights
	School District Haverhill Sch District SAU #23	Water Body Restrictions
	Elementary School Woodsville Elementary	
Surveyed Unknown	Middle/Jr School Haverhill Cooperative Middle	
Surveyed By	High School Woodsville High School	

FEATURES

Driveway Paved	Appliances Electric Water Heater
Parking Features Assigned, Parking Spaces 11 - 20	
Flooring Vinyl Plank	
Total Rooms Above Ground 9	Green Verification Body
Total Electric Meters 10	Green Verification Program
Total Water Heaters 9	Green Verification Year
Total Gas Meters	Green Verification Rating
Total Refrigerators 9	Green Verification Metric
Total Full Baths	Green Verification Status
	Green Verification Source
	Green Verification NewCon
	Green Verification URL

PUBLIC RECORDS

Deed Recorded Type Warranty	Map 103	Current Use
Total Deeds	Block 0	Land Gains
Deed Book 4680	Lot 85&87	
Deed Page 149	SPAN#	
Property ID	Tax Rate	Assessment Amount
Plan Survey Number	Tax Class	Assessment Year
Zoning 350 WO		Special Assessments

DISCLOSURES

Fee 2
Fee 3

Planned Urban Developmt
Foreclosed/Bank-Owned/REO No

Flood Zone No
Seasonal No
Easements
Covenants No
Right of First Refusal

Exclusions

Auction
Auction Date
Auction Time

Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

PREPARED BY

Keegan Rice
Cell: 603-348-7261
KeeganR@badgerpeabodysmith.com

My Office Info:

Badger Peabody & Smith Realty
383 Main St.

Franconia NH 03580
Off: 603-823-5700



Listed By:

Keegan Rice / Badger Peabody & Smith Realty

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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:** Brick Manor LLC, Jessica Taveras, Member, Edward Taveras, Member
2. **PROPERTY LOCATION:** 2 Perkins Place, Woodsville, nh 03785
3. **GENERAL INFORMATION:**
 - a. Number of city/town approved units: 9
 - b. Number and type of appliances included in sale: 39
each unit has dish washer, stove, microwave fridge
 - c. Number and location of washer / dryer hookups: 2
 - d. Number and type of electrical service entrances: 1
 - e. Number and type of heating systems (note ages): 9
mini splits
 - 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 units basement 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
<u>1</u>	<u>L</u>	<u>monthly</u>		<u>950.00</u>	<u>y</u>	<u>950</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>2</u>	<u>L</u>	<u>YEARLY</u>	<u>2026</u>	<u>1000</u>	<u>y</u>	<u>1000</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>3</u>	<u>L</u>	<u>MONTHLY</u>		<u>975</u>	<u>y</u>	<u>950</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>4</u>	<u>L</u>	<u>MONTHLY</u>		<u>1000</u>	<u>y</u>	<u>1000</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>5</u>	<u>L</u>	<u>YEAR</u>	<u>8/26</u>	<u>950</u>	<u>y</u>	<u>950</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>6</u>	<u>L</u>	<u>YEAR</u>	<u>9/26</u>	<u>950</u>	<u>y</u>	<u>950</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>7</u>	<u>L</u>	<u>MONTHLY</u>		<u>1175</u>	<u>y</u>	<u>1150</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>8</u>	<u>L</u>	<u>MONTHLY</u>		<u>1175</u>	<u>y</u>	<u>1150</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S

UNIT 9 \$950 a month pays the same as all units
 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: _____

SELLER(S) INITIALS

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: 2 Perkins Place, Woodsville, nh 03785

5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): _____

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: _____
- h. Annual water/sewer expenses paid by landlord: _____
- i. Other expenses: _____

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.

Signed by: _____	2/12/2026	Signed by: _____	2/12/2026
	DATE		DATE
SELLER Brick Manor LLC, Jessica Taveras,		SELLER Edward Taveras, Member	

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
----------------	---------------	----------------	---------------

E # 21018234 10/29/2021 11:50 AM
Book 4680 Page 172 Page 1 of 4
Register of Deeds, Grafton County



LCHIP FEE GRA170023 25.00

SECOND
MORTGAGE DEED

Brick Manor, LLC, a New Hampshire limited liability company, of 103 Farr Hill Road, Littleton, New Hampshire 03561, hereinafter sometimes called the Mortgagor, for consideration paid, grants to **Kathleen R. Young**, of 381 Upper Mad River Road, Thornton, New Hampshire 03285, hereinafter referred to as the Mortgagee, with her successors, legal representatives, assigns and participants, if any, with **MORTGAGE COVENANTS**, to secure the payment of **forty-five thousand and 00/100 dollars (\$45,000.00)**, together with interest pursuant to Mortgagor's note of near or even date herewith, and the performance of all agreements and conditions as provided in (a) this mortgage, (b) said note, (c) any modification to said Note; and (d) any subsequent note or notes given in conformity with RSA Chapter 479, Section 3, and Future Advances, as defined below, the following described property:

Parcel 1:
2 Perkins Place, Haverhill, Grafton County, New Hampshire
Adjusted Lot 103-85 --- 0.52 acres, more or less

A certain tract or parcel of land, together with the buildings and improvements thereon, depicted as Adjusted Lot 103-85, consisting of .52 acres, more or less, on a plan entitled, "A Boundary Line Adjustment between Woodsville Place, LLC (Tax Map 103-85) and Kathryn B. & David E. Johnson Jr - Co-Trustees The David E. Johnson Jr. and Kathryn B. Johnson Revocable Trust of 2009 (Tax Map 103-84) 2 Perkins Place & 38 Highland St., Village of Woodsville, Haverhill, NH, Grafton County," surveyed July 2017 by French Land Services Inc., approved by the Haverhill Planning Board on February 27, 2018, recorded

in the Grafton County Registry of Deeds, as Plan #15485, and more particularly described as follows:

Beginning at a 1 inch I.P. found flush on the northerly side of Perkins Place, said I.P. marking the southeastern most corner of the parcel conveyed hereby, and the southwestern most corner of Parcel 2 as described below (being Tax Map Parcel 103-87); thence, North 09° 40' 09" West, a distance of 88.50 feet, to a 5/8 inch iron rod with cap (f) flush; thence, North 40° 37' 10" West, a distance of 29.19 feet, to a 5/8 inch iron rod with cap; thence, North 09° 42' 08" West, a distance of 68.18 feet to a 5/8 inch iron rod with cap, on the southerly side of Highland Street; thence, South 79° 21' 15" West, a distance of 10.00 feet, to a 3/4 inch iron pipe (f) bent down; thence, South 79° 21' 16" West, a distance of 106.75 feet, to a calculated point at the intersection of the south side of Highland Street and the east side of Central Street; thence, South 10° 09' 17" East, a distance of 180.16 feet, to a 1 3/4 inch I.P. found two inches down at the intersection of the easterly side of Central Street and the northerly side of Perkins Place; thence, North 80° 10' 14" East, a distance of 130.26 feet, to the point of beginning.

SUBJECT TO an easement granted by L&M Investments to the Woodsville Fire District, which instrument was dated July 17, 1989, and recorded in the Grafton County Registry of Deeds, at Book 1813, Page 474.

SUBJECT TO such existing utility easements as may affect the premises conveyed hereby.

MEANING AND INTENDING to convey two merged parcels, with an updated surveyed description, acquired by the following deeds:

A. Warranty Deed from Community Guaranty Savings Bank to Woodsville Place LLC, dated July 31, 2015, and recorded at the Grafton County Registry of Deeds, at Book 4148, Page 041.

B. Warranty Deed from David E. Johnson Jr. and Kathryn B. Johnson, Co-Trustees of the David E. Johnson, jr. and Kathryn B. Johnson Revocable Trust of 2009, to Woodsville Place LLC, dated November 29, 2018, and recorded in the Grafton County Registry of Deeds, at Book 4406, Page 764.

Parcel 2:
6 Perkins Place, Haverhill, Grafton County, New Hampshire
Tax Map Parcel 103-87

A certain piece or parcel of land, together with the buildings thereon standing, situate at 6 Perkins Place, so-called, in the Village of Woodsville, Town of Haverhill, County of Grafton and State of New Hampshire, bounded and described as follows:

Commencing at a point on the Northerly side of said Perkins Place, which is a distance of twenty-five (25) feet, more or less, Easterly of Brick Block, so-called, nor or formerly of Placey; thence turning and running Northerly a distance of eighty-eight (88) feet, more or less, along land now or formerly of Placey to land now or formerly of Percy Byrne; thence turning and running Easterly a distance of forty-eight (48) feet, more or less, along land now or formerly of Percy Byrne to a point; thence turning and running Southerly a distance of thirty-one (31) feet, more or less, along land now or formerly of Walter Campbell to a point; thence turning and running Easterly a Distance of fourteen (14) feet, more or less, along land now or formerly of Walter Campbell to a point; thence turning and running Southerly a distance of fifty-seven (57) feet, more or less, along land now or formerly of Walther Campbell to a point on the Northerly side of said Perkins Place; thence turning and running Westerly a distance of sixty-two (62) feet, more or less, along the Northerly side of said Perkins Place to the point of beginning.

For reference purposes, said premises are identified as Haverhill Tax Map Parcel 103-87-000.

MEANING AND INTENDING to convey Parcel 1, conveyed by Warranty Deed from Rick A. Hannett to Woodsville Place, LOC, dated October 2, 2015, and recorded in the Grafton County Registry of Deeds, at Book 4161, page 834.

EXCEPTING AND RESERVING to Woodsville Place LLC, Parcel 2, described therein, being 3 Perkins Place.

MEANING AND INTENDING to convey the same premises conveyed by Warranty Deed from Woodsville Place, LLC, to Brick Manor, LLC, the Mortgagor hereof, of near or even date, to be recorded herewith.

This mortgage is upon the statutory conditions and the additional conditions that the Mortgagor shall keep the premises insured against loss by all such hazards, in such amounts, and with such companies, as the Mortgagee may require; that the Mortgagor shall reimburse the Mortgagee for, and there shall be secured by this mortgage, all sums which the Mortgagee shall pay for insurance, taxes, charges, liens, assessments, and all expenses deemed necessary for the protection and preservation of the property and the Mortgagee's interest therein; the Mortgagor will not convey the mortgaged premises to any third party subject to this mortgage, or allow any third party to assume this mortgage without the written consent of the Mortgagee.

Upon any breach of the foregoing conditions, the Mortgagee is authorized, without waiving his other rights as Mortgagee, to take possession and/or rent the premises for the account of the Mortgagor, and the Mortgagee shall further have the **statutory power of sale** to sell the premises at some place in any town in which any portion of the land is situated, in one or more lots, at one or several sales, and the Mortgagor hereby appoints the Mortgagee, his or her agent and attorney-in-fact to convey the premises so sold to the purchaser by indefeasible title, discharged of all rights of

redemption by the Mortgagor or any person claiming under them.

Advertising of any foreclosure sale shall be in a newspaper published in any county in which any portion of said property is situated. The proceeds of any such sale be charged with all expenses thereof, including attorney's fees.

NOT HOMESTEAD PROPERTY.

Dated this 29 day of October, 2021.

Brick Manor, LLC

By: [Signature]
Edward Taveras, Manager
Duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF ~~GRAPTON~~ BELKNAP

On this 29th day of October, 2021, before me, the undersigned officer, personally appeared Edward Taveras, duly authorized Manager of Brick Manor, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

[Signature]
Notary Public / Justice of the Peace
My commission expires: (seal)



H:\nwde\SA REAL ESTATE RES_2021\Young, Brian.Perkins Place\Mtg 2nd to Katie Young.docx

E # 21018230 10/29/2021 11:50 AM
Book 4680 Page 149 Page 1 of 3
Register of Deeds, Grafton County



LCHIP FEE GRA170021 25.00
TRANS TAX GR074602 12,750.00

Return to:
Brick Manor, LLC
103 Farr Hill Road
Littleton, NH 03561

TT \$12,750

WARRANTY DEED

Woodsville Place, LLC, a New Hampshire limited liability company, of 630 Daniel Webster Highway, Plymouth, New Hampshire 03264, for consideration paid, grants to, **Brick Manor, LLC**, a New Hampshire limited liability company, of 103 Farr Hill Road, Littleton, New Hampshire 03561, with **WARRANTY** covenants,

Two certain tracts or parcels of land, with any improvements thereon, situated in **Haverhill**, County of Grafton, and State of New Hampshire, being further bounded and described as follows:

Parcel 1:
2 Perkins Place, Haverhill, Grafton County, New Hampshire
Adjusted Lot 103-85 --- 0.52 acres, more or less

A certain tract or parcel of land, together with the buildings and improvements thereon, depicted as Adjusted Lot 103-85, consisting of .52 acres, more or less, on a plan entitled, "A Boundary Line Adjustment between Woodsville Place, LLC (Tax Map 103-85) and Kathryn B. & David E. Johnson Jr - Co-Trustees The David E. Johnson Jr. and Kathryn B. Johnson Revocable Trust of 2009 (Tax Map 103-84) 2 Perkins Place & 38 Highland St., Village of Woodsville, Haverhill, NH, Grafton County," surveyed July 2017 by French Land Services Inc., approved by the Haverhill Planning Board on February 27, 2018, recorded in the Grafton County Registry of Deeds, as Plan #15485, and more particularly described as follows:

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of fourteen (14) feet, more or less, along land now or formerly of Walter Campbell to a point; thence turning and running Southerly a distance of fifty-seven (57) feet, more or less, along land now or formerly of Walther Campbell to a point on the Northerly side of said Perkins Place; thence turning and running Westerly a distance of sixty-two (62) feet, more or less, along the Northerly side of said Perkins Place to the point of beginning.

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MEANING AND INTENDING to convey Parcel 1, conveyed by Warranty Deed from Rick A. Hannett to Woodsville Place, LOC, dated October 2, 2015, and recorded in the Grafton County Registry of Deeds, at Book 4161, page 834.

EXCEPTING AND RESERVING to Woodsville Place LLC, Parcel 2, described therein, being 3 Perkins Place.

NOT HOMESTEAD PROPERTY.

Dated this 29th day of October, 2021.

Woodsville Place, LLC

By: Brian G. Young
Brian G. Young, Member
Duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF ~~GRAFTON~~ BELKNAP

On this 29 day of October, 2021, before me, the undersigned officer, personally appeared Brian G. Young, as duly authorized Member, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Amy M. Smith
Notary Public / Justice of the Peace
My commission expires:
(seal)



Property Card: 2 PERKINS PLACE
Town of Haverhill, NH



Parcel ID: 103-085-0000
PID: 000103000085000000

Owner: BRICK MANOR LLC
Co-Owner:
Mailing Address: 103 FARR HILL ROAD
LITTLETON, NH 03561

General Information

Assessed Value

Map: 000103
Lot: 000085
Sub: 000000

Land: \$105,000
Buildings: \$293,100
Extra Features: \$2,000
Total: \$400,100

Land Use: COM/IND
Zone: 350 WOODSVILLE COM
Land Area in Acres: 0.52
Current Use: N
Neighborhood: N-E
Frontage: 00
Waterfront: N
View Factor:

Sale History

Book/Page: 4680-172
Sale Date: 10/29/2021
Sale Price: 45000

Building Details

Model Description: MULTIFAMIL
Total Gross Area: 6408
Year Built: 1880
Building Grade: AVG+10
Stories: 2.00 STORY FRAME

Condition: GOOD
Depreciation: 0
No. Bedrooms: 9
No. Baths: 12
Adj Bas: 0



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



Property Card: 6 PERKINS PLACE
Town of Haverhill, NH

<p>NO PHOTO AVAILABLE</p>	<p>Parcel ID: 103-087-0000 PID: 000103000087000000</p> <p>Owner: BRICK MANOR LLC Co-Owner: Mailing Address: 103 FARR HILL ROAD LITTLETON, NH 03561</p>
General Information	Assessed Value
<p>Map: 000103 Lot: 000087 Sub: 000000</p> <p>Land Use: 1F RES Zone: 301 WOODSVILLE RES Land Area in Acres: 0.11 Current Use: N Neighborhood: N-E Frontage: 00 Waterfront: N View Factor:</p>	<p>Land: \$22,400 Buildings: \$0 Extra Features: \$0 Total: \$22,400</p> <hr/> <p style="text-align: center;">Sale History</p> <p>Book/Page: 4680-149 Sale Date: 10/29/2021 Sale Price: 850000</p>
Building Details	
<p>Model Description: Total Gross Area: 0 Year Built: 0 Building Grade: Stories:</p>	<p>Condition: Depreciation: 0 No. Bedrooms: 0 No. Baths: 0 Adj Bas: 0</p>

Town of Haverhill, New Hampshire

Printed on 03/02/2026

Displaying results for Invoice: 2025P01005606.
Data last updated on Feb 27 2026.
Due amounts reflect interest as of 3/2/2026.

Invoice Number: 2025P01005606

[Print Now](#)

Owner	BRICK MANOR LLC	Due Date	7/1/2025
Owner 2		Bill Amount	\$4,429.00
Location	2 PERKINS PLACE	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/1/2025	Penalties	\$0.00
Map - Lot - Sub	000103000085000000	Total Due	\$0.00
Acres	0.52		

[Add To Cart](#)

The Net Assessment was \$400,100 at the time of this bill.

Assessments:

Land	\$105,000
Buildings	\$295,100
Total	\$400,100

Net Assessment \$400,100

Transaction Detail

Date	Description	Amount	Balance
6/16/2025	Payment (TAVERAS PROPERTIES LLC)	\$4,429.00	\$0.00

[Close](#)

Town of Haverhill, New Hampshire

Printed on 03/02/2026

Displaying results for Invoice: 2025P02005606.
Data last updated on Feb 27 2026.
Due amounts reflect interest as of 3/2/2026.

Invoice Number: 2025P02005606

[Print Now](#)

Owner	BRICK MANOR LLC	Due Date	3/2/2026
Owner 2		Bill Amount	\$5,729.00
Location	2 PERKINS PLACE	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	3/2/2026	Penalties	\$0.00
Map - Lot - Sub	000103000085000000	Total Due	\$0.00
Acres	0.52		

[Add To Cart](#)

The Net Assessment was \$400,100 at the time of this bill.

Assessments:

Land	\$105,000
Buildings	\$295,100
Total	\$400,100

Net Assessment \$400,100

Transaction Detail

Date	Description	Amount	Balance
2/27/2026	Payment (TAVERAS PROPERTIES)	\$5,729.00	\$0.00

[Close](#)

Town of Haverhill, New Hampshire

Printed on 03/02/2026

Displaying results for Invoice: 2025P01005607.
Data last updated on Feb 27 2026.
Due amounts reflect interest as of 3/2/2026.

Invoice Number: 2025P01005607

[Print Now](#)

Owner	BRICK MANOR LLC	Due Date	7/1/2025
Owner 2		Bill Amount	\$248.00
Location	6 PERKINS PLACE	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/1/2025	Penalties	\$0.00
Map - Lot - Sub	000103000087000000	Total Due	\$0.00
Acres	0.11		

[Add To Cart](#)

The Net Assessment was \$22,400 at the time of this bill.

Assessments:

Land	\$22,400
Buildings	\$0
Total	\$22,400

Net Assessment \$22,400

Transaction Detail

Date	Description	Amount	Balance
6/16/2025	Payment (TAVERAS PROPERTIES LLC)	\$248.00	\$0.00

[Close](#)

Town of Haverhill, New Hampshire

Printed on 03/02/2026

Displaying results for Invoice: 2025P02005607.
Data last updated on Feb 27 2026.
Due amounts reflect interest as of 3/2/2026.

Invoice Number: 2025P02005607

[Print Now](#)

Owner	BRICK MANOR LLC	Due Date	3/2/2026
Owner 2		Bill Amount	\$320.00
Location	6 PERKINS PLACE	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	3/2/2026	Penalties	\$0.00
Map - Lot - Sub	000103000087000000	Total Due	\$0.00
Acres	0.11		

[Add To Cart](#)

The Net Assessment was \$22,400 at the time of this bill.

Assessments:

Land	\$22,400
Buildings	\$0
Total	\$22,400
 Net Assessment	 \$22,400

Transaction Detail

Date	Description	Amount	Balance
2/27/2026	Payment (TAVERAS PROPERTIES)	\$320.00	\$0.00

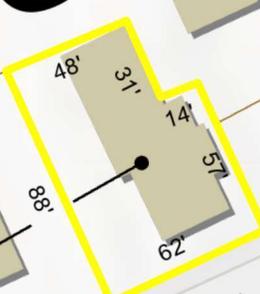
[Close](#)



HIGHLAND STREET

PERKINS PLACE

PERKINS PLACE



85
0.49 AcC

87
0.11 AcC

88
0.14 AcC

89
0.22 AcC

0.27 AcC

93
0.57 AcC

86
0.17 AcC
STATE OF
N.H.

302

302

62
0.46 AcC

56
0.19

57

78

81

89

93

71

72

74

75

80

81

86

92

97

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: Brick Manor LLC, Jessica Taveras, Member, Edward Taveras, Member

2. PROPERTY LOCATION: 2 Perkins Place, Woodsville, nh 03785

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ___ Yes X No

4. SELLER: ___ has X has not occupied the property for ___ years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: X Public ___ Private ___ Seasonal ___ Unknown
___ Drilled ___ Dug ___ Other

b. INSTALLATION: Location: basement
Installed By: Town Date of Installation: unknown
What is the source of your information? town

c. USE: Number of persons currently using the system: 9 units
Does system supply water for more than one household? ___ Yes X No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: ___ Yes X No ___ N/A Quantity: ___ Yes ___ No
Quality: ___ Yes X 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 X 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 X No
IF YES, are test results available? ___ Yes X No
What steps were taken to remedy the problem?
COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

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

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? ___ Yes X 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 [Handwritten initials] BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 2 Perkins Place, Woodsville, nh 03785

d. LEACH FIELD: ___ Yes x 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 x No ___ Unknown
IF YES, has a septic system evaluation been done within 180 days? ___ Yes x No ___ Unknown
Date of Evaluation:
Comments:

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

Table with 7 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors.

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 x No ___ Unknown
IF YES: Are tanks currently in use? ___ Yes x 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 x No
Comments:
If tanks are no longer in use, have the tanks been removed? ___ Yes x No ___ Unknown
Comments:

b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? ___ Yes x No ___ Unknown
In the siding? ___ Yes x No ___ Unknown In the roofing shingles? ___ Yes x No ___ Unknown
In flooring tiles? ___ Yes x No ___ Unknown Other ___ Yes x No ___ Unknown
If YES, Source of information:
Comments:

c. RADON/AIR - Current or previously existing:
Has the property been tested? ___ Yes x 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 [Handwritten initials]

BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 2 Perkins Place, Woodsville, nh 03785

d. RADON/WATER - Current or previously existing:

Has the property been tested? ___Yes x No ___Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ___Yes x 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 x No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? ___Yes x No
Comments: _____

f. Are you aware of any other hazardous materials? ___Yes x No

If YES: Source of information: _____
Comments: _____

9. GENERAL INFORMATION

Initial Initial

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

x Yes * No ___Unknown If YES, Explain: Mortgage
What is your source of information? _____

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

___Yes x 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 x No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?

___Yes x 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 x No ___Unknown If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

___Yes x No ___Unknown Comments: _____

g. Has the property been surveyed?

___Yes x No ___Unknown If YES, By: _____
If YES, is survey available? ___Yes ___No ___Unknown

h. How is the property zoned? Comercial

i. Heating System Age: unknown Type: mini splits Fuel: _____ Tank Location: _____

Owner of Tank: _____
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: propane for laundry room and basement
Comments: _____

j. Roof Age: unknow Type of Roof Covering: shingles

Moisture or leakage: _____
Comments: _____

SELLER(S) INITIALS

Initial Initial

BUYER(S) INITIALS

/

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 2 Perkins Place, Woodsville, nh 03785

- k. Foundation/Basement x Full ___ Partial ___ Other: ___ x Type: concrete
Moisture or leakage: ___
Comments: ___
l. Chimney(s) How Many? none ___ Lined? ___ Last Cleaned: ___ Problems? ___
Comments: ___
m. Plumbing Type: pecks ___ Age: unknown ___
Comments: ___
n. Domestic Hot Water Age: electric ___ Type: hot water heater ___ Gallons: 40 ___
o. Electrical System # of Amps 100 ___ X Circuit Breakers ___ Fuses ___
Comments: ___
Solar Panels: ___ Leased ___ Owned If leased, explain terms of agreement: ___
Comments: ___
p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ___ Yes x No
If Yes, please explain: ___
q. Pest Infestation: Are you aware of any past or present pest infestations? ___ Yes x No Type: ___
Comments: ___
r. Methamphetamine Production Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) ___ Yes x No If YES, please explain: ___
s. Air Conditioning Type: ___ Age: ___ Date Last Serviced and by whom: ___
Comments: ___
t. Pool Age: ___ Heated: ___ Yes x No Type: ___ Last Date of Service: ___
By Whom: ___
u. Generator Portable: ___ Yes x No Whole House: ___ Yes x No Kw/Size: ___ Last Date of Service: ___
If Portable: ___ Included ___ Negotiable
Comments: ___
v. Internet Type Currently Used at Property: none ___
w. Other (e.g. Alarm System, Irrigation System, etc.) none ___
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 [Handwritten initials]

BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 2 Perkins Place, Woodsville, nh 03785

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

each unit has own hot water heater and mini splits and electric baseboards
Tenates pay for heat and hot water& power
coin operated washer and dryer on each floor

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).

Signed by: 2/12/2026
SELLER: Brick Manor LLC, Jessica Taveras, DATE

Signed by: 2/12/2026
SELLER: Edward Taveras, Member 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 _____

SELLER(S) INITIALS

BUYER(S) INITIALS _____ / _____

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



New Hampshire Association of REALTORS® Standard Form

1. **SELLER:** Brick Manor LLC, Jessica Taveras, Member, Edward Taveras, Member
2. **PROPERTY LOCATION:** 2 Perkins Place, Woodsville, nh 03785
3. **GENERAL INFORMATION:**
 - a. Number of city/town approved units: 9
 - b. Number and type of appliances included in sale: 39
each unit has dish washer, stove, microwave fridge
 - c. Number and location of washer / dryer hookups: 2
 - d. Number and type of electrical service entrances: 1
 - e. Number and type of heating systems (note ages): 9
mini splits
 - 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 units basement 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
<u>1</u>	<u>L</u>	<u>monthly</u>		<u>950.00</u>	<u>y</u>	<u>950</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>2</u>	<u>L</u>	<u>YEARLY</u>	<u>2026</u>	<u>1000</u>	<u>Y</u>	<u>1000</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>3</u>	<u>L</u>	<u>MONTHLY</u>		<u>975</u>	<u>Y</u>	<u>950</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>4</u>	<u>L</u>	<u>MONTHLY</u>		<u>1000</u>	<u>Y</u>	<u>1000</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>5</u>	<u>L</u>	<u>YEAR</u>	<u>8/26</u>	<u>950</u>	<u>Y</u>	<u>950</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>6</u>	<u>L</u>	<u>YEAR</u>	<u>9/26</u>	<u>950</u>	<u>Y</u>	<u>950</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>7</u>	<u>L</u>	<u>MONTHLY</u>		<u>1175</u>	<u>Y</u>	<u>1150</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>8</u>	<u>L</u>	<u>MONTHLY</u>		<u>1175</u>	<u>Y</u>	<u>1150</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S

UNIT 9 - \$950 a month pays the same as all units
 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: _____

SELLER(S) INITIALS 

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: 2 Perkins Place, Woodsville, nh 03785

5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): _____

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: _____
- h. Annual water/sewer expenses paid by landlord: _____
- i. Other expenses: _____

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.

Signed by: _____	2/12/2026	Signed by: _____	2/12/2026
	DATE		DATE
SELLER Brick Manor LLC, Jessica Taveras,		SELLER Edward Taveras, Member	

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 PAINT 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: **2 Perkins Place, Woodsville, nh 03785**

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) MS 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.

Signed by: [Signature] 2/12/2026
 Seller, **Brick Manor LLC, Jessica Taveras, Member** Date

Signed by: [Signature] 2/12/2026
 Seller, **Edward Taveras, Member** Date

Purchaser _____ Date _____
 DocuSigned by: [Signature] 2/12/2026
 Agent, **Keegan Rice & Melissa Sullivan** Date _____
 DocuSigned by: [Signature] 2/12/2026

Purchaser _____ Date _____
 Agent _____ Date _____

Melissa Sullivan

Service Providers and Property Information

Owner's Name(s): **Brick Manor LLC, Jessica Taveras, Member, Edward Taveras, Member**

Property Address: **2 Perkins Place, Woodsville, nh 03785**

Mail Delivery: (PO Box, Rural Route): _____

Heat Fuel / Service Company: _____ Phone Number: _____

Electric Company & Meter #: _____ Phone Number: _____

Land Line/Telephone Company: _____ Phone Number: _____

Is there cellular service at the property? Yes or No

TV Cable/Satellite Company: _____ Phone Number: _____

Is there Internet service available at the location? Yes or No

Is Internet currently hooked up? Yes or No

Internet Service Provider: _____ Phone Number: _____

Plowing: _____ Phone Number: _____

Lawn & Garden Maintenance: _____ Phone Number: _____

Town Water: Yes or No Phone Number: _____

Town Sewer: Yes or No Phone Number: _____

Private Septic Pumping/Service: _____ Phone Number: _____

Private Water/Well Service: _____ Phone Number: _____

Alarm Company: _____ Phone Number: _____

Insurance Company: _____ Phone Number: _____

Rubbish Removal: _____ Phone Number: _____

Other Helpful Information (Pool Maintenance, Property Manager, other Service Providers familiar with property)

Initial
