

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



New Hampshire Association of REALTORS® Standard Form

1. SELLER: Cooper The Black Dog LLC - Liu Vaines

2. PROPERTY LOCATION: 36-38 Opera House Sqare

3. GENERAL INFORMATION:

a. Number of city/town approved units: 1

b. Number and type of appliances included in sale: Hood fan, dishwasher, walk in refrigerator

c. Number and location of washer / dryer hookups: None

d. Number and type of electrical service entrances: _____

e. Number and type of heating systems (note ages): 5 Split Units

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: 2 year business lease

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: No

j. Smoke detectors: Locations Apartment and restaurant 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
1	Y	3 Years	12/31/2027	2,500	Yes	0	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input 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
2	Y	3 Years	12/31/2027	1,200	Yes	1,200	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input 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
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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  / 

12/26/2025
dotloop verified

BUYER(S) INITIALS  / 

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PROPERTY LOCATION: 36-38 Opera House Square

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

6. EXPENSE INFORMATION:

- a. Annual real estate taxes and year: 7,491.47
- b. Annual hazard insurance: _____
- c. Annual snow removal expense: 0
- d. Annual lawn mowing, yard maintenance expense: 0
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft.: _____ Cost: _____
- f. Annual electric costs paid by landlord: 0
- g. Annual trash removal expense: 0
- h. Annual water/sewer expenses paid by landlord: 2,474.82
- i. Other expenses: _____

7. ADDITIONAL INFORMATION:

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

Electric, oil and propane paid by tenant.

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.

Liu Vaine

dotloop verified
12/18/25 12:26 PM EST
LDR5-2X07-LZMS-WKVF

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 OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER

DATE

BUYER

DATE