

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



New Hampshire Association of REALTORS® Standard Form

1. **SELLER:** GL Decade2020 LLC
2. **PROPERTY LOCATION:** 183 Cartier Street, Manchester, NH 03102
3. **GENERAL INFORMATION:**
- a. Number of city/town approved units: 3
- b. Number and type of appliances included in sale: 3 Ranges, 3 Refrig
- c. Number and location of washer / dryer hookups: _____
- d. Number and type of electrical service entrances: _____
- e. Number and type of heating systems (note ages): _____
- 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 As Required 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 | taw | | | 1500. | | | <input checked="" type="checkbox"/> H | <input checked="" type="checkbox"/> HW | <input type="checkbox"/> W | <input type="checkbox"/> S | <input type="checkbox"/> H | <input type="checkbox"/> HW | <input type="checkbox"/> W | <input checked="" type="checkbox"/> S |
| 2 | taw | | | VAC | | | <input checked="" type="checkbox"/> H | <input checked="" type="checkbox"/> HW | <input type="checkbox"/> W | <input type="checkbox"/> S | <input type="checkbox"/> H | <input type="checkbox"/> HW | <input type="checkbox"/> W | <input checked="" type="checkbox"/> S |
| 3 | taw | | | 940. | | | <input checked="" type="checkbox"/> H | <input checked="" type="checkbox"/> HW | <input type="checkbox"/> W | <input type="checkbox"/> S | <input type="checkbox"/> H | <input type="checkbox"/> HW | <input type="checkbox"/> W | <input checked="" type="checkbox"/> S |
| | | | | | | | <input type="checkbox"/> H | <input type="checkbox"/> HW | <input type="checkbox"/> W | <input type="checkbox"/> S | <input type="checkbox"/> H | <input type="checkbox"/> HW | <input type="checkbox"/> W | <input type="checkbox"/> S |
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| | | | | | | | <input type="checkbox"/> H | <input type="checkbox"/> HW | <input type="checkbox"/> W | <input type="checkbox"/> S | <input type="checkbox"/> H | <input type="checkbox"/> HW | <input type="checkbox"/> W | <input type="checkbox"/> 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? _____

Comments: _____

SELLER(S) INITIALS

BUYER(S) INITIALS

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PROPERTY LOCATION: 183 Cartier Street, Manchester, NH 03102

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:

1st & 2nd floors remodeled;
5 car garage plus parking
Corner lot

BUYER TO DO HIS OWN DUE
DILIGENCE & INSPECTIONS

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.

SELLER _____ DATE 7/14/22 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 _____