

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



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

**1. SELLER:** Jesse Senter, Stephanie Robertson

**2. PROPERTY LOCATION:** 536 Main Street, Farmington, NH 03835

**3. GENERAL INFORMATION:**

a. Number of city/town approved units: 5 units

b. Number and type of appliances included in sale: 5 stoves and refrigerators, 1 coin operated laundry machine and Dryer

c. Number and location of washer / dryer hookups: 1 located in the basement

d. Number and type of electrical service entrances: 6 breaker boxes in the basement

e. Number and type of heating systems (note ages): 1 furnace and 1 waterheater

f. Any rented water heaters, burners or other equipment or appliances? ☐ Yes ☒ No If yes, please explain: \_\_\_\_\_

g. Any other leases or contracts for services on the building? ☐ Yes ☒ No If yes, please specify: \_\_\_\_\_

h. Is a municipal certificate of compliance required? ☐ Yes ☒ No If yes, list date of expiration: \_\_\_\_\_

i. Are there any outstanding state or local lead based paint abatement orders or code enforcement orders? No

If yes, please explain: \_\_\_\_\_

j. Smoke detectors: Locations Basement, 1st 2nd and 3rd floor hallways, 1 -2 in each unit 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>Y</u>	<u>2 yrs</u>	<u>MTM</u>	<u>\$1375</u>	<u>Y</u>	<u>\$1375</u>	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> W <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
<u>2</u>	<u>Y</u>	<u>5 yrs</u>	<u>MTM</u>	<u>\$1150</u>	<u>Y</u>	<u>\$900</u>	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> W <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
<u>3</u>	<u>Y</u>	<u>6 yrs</u>	<u>MTM</u>	<u>\$1650</u>	<u>Y</u>	<u>\$900</u>	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> W <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
<u>4</u>	<u>Y</u>	<u>4yrs</u>	<u>MTM</u>	<u>\$1150</u>	<u>Y</u>	<u>\$900</u>	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> W <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
<u>5(#6)</u>	<u>Y</u>	<u>9yrs</u>	<u>MTM</u>	<u>\$1150</u>	<u>Y</u>	<u>\$600</u>	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> W <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> W <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> W <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> W <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> W <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> W <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> W <input type="checkbox"/> S <input type="checkbox"/> E <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? No

Comments: Most are long standing tenants

SELLER(S) INITIALS JS, SR

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:** 536 Main Street, Farmington, NH 03835

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

**6. EXPENSE INFORMATION:**

- a. Annual real estate taxes and year: 2024 - \$6500
- b. Annual hazard insurance: \$4300
- c. Annual snow removal expense: \$800
- d. Annual lawn mowing, yard maintenance expense: N/A, Tenant does it
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft: 1400 Cost: \$5100
- f. Annual electric costs paid by landlord: \$700
- g. Annual trash removal expense: \$1320
- h. Annual water/sewer expenses paid by landlord: \$800
- 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.**

  
SELLER **Jesse Senter**

05/01/25  
DATE

  
SELLER **Stephanie Robertson**

05/01/25  
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