



MOVE-IN READY OFFICE CONDO WITH INCOME POTENTIAL ON ROUTE 1 CORRIDOR

**29 LAFAYETTE ROAD, UNIT 3A,
NORTH HAMPTON, NH 03862**

864± SF | Offered at \$105,000 or \$13.00 PSF NNN

NAI Norwood Group

Commercial Real Estate Services, Worldwide

BEDFORD:
116 South River Road
Bedford, NH 03110
Phone: (603) 668-7000
Fax: (603) 647-4325
Email: info@nainorwoodgroup.com

PORTSMOUTH:
2 Greenleaf Woods Drive, #301,
Portsmouth, NH 03801
Phone: (603) 431-3001
Fax: (603) 431-3122
Email: info@nainorwoodgroup.com

CONTACT:

DEANA ARDEN
(603) 682 3440
darden@nainorwoodgroup.com

PROPERTY INFORMATION



DESCRIPTION:

Now available for sale and for lease- this newly renovated office condominium offers a clean, professional setting in a highly convenient Seacoast location. Situated on the second floor, the unit is in excellent move-in condition and well-suited for a variety of business uses. There are two tenants-at-will is currently in place and willing to remain, providing income potential for an investor or a seamless transition for an owner-user.

Seacoast Village Center is a well-established multi-tenant retail and office plaza situated on the busy Route 1/Lafayette Road corridor. The property offers ample on-site parking and convenient access to Routes 101, 33, and I-95.

Neighboring businesses include Home Depot, Shaw's, Staples, Dollar Tree, Optima Bank, Dunkin' Donuts, and more, creating steady traffic and strong visibility in this commercial hub.

PROPERTY FEATURES:

- Multiple Internet Providers available
- Central Air Conditioning
 - Forced Hot Air, Gas Heat
- Municipal Water, Private Septic
- Ample on-site parking
- Located on heavily traveled Route 1 and close to I-95
- Allowable Uses: Office, retail, professional services, day care, real estate, lawyers, private practices

DEMOGRAPHICS



2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	8,492	38,474	132,275
Households	3,623	17,096	59,543
Families	2,352	10,742	35,145
Avg HH Size	2.3	2.23	2.19
Median Age	51.7	51.9	48.3
Median HH Income	\$107,584	\$109,416	\$109,048
Avg HH Income	\$153,838	\$151,254	\$149,427

BUSINESSES (10 MILE)



9,457

TOTAL BUSINESSES



100,329

TOTAL EMPLOYEES

INCOME (10 MILE)



\$109,048

MEDIAN HH INCOME



\$67,269

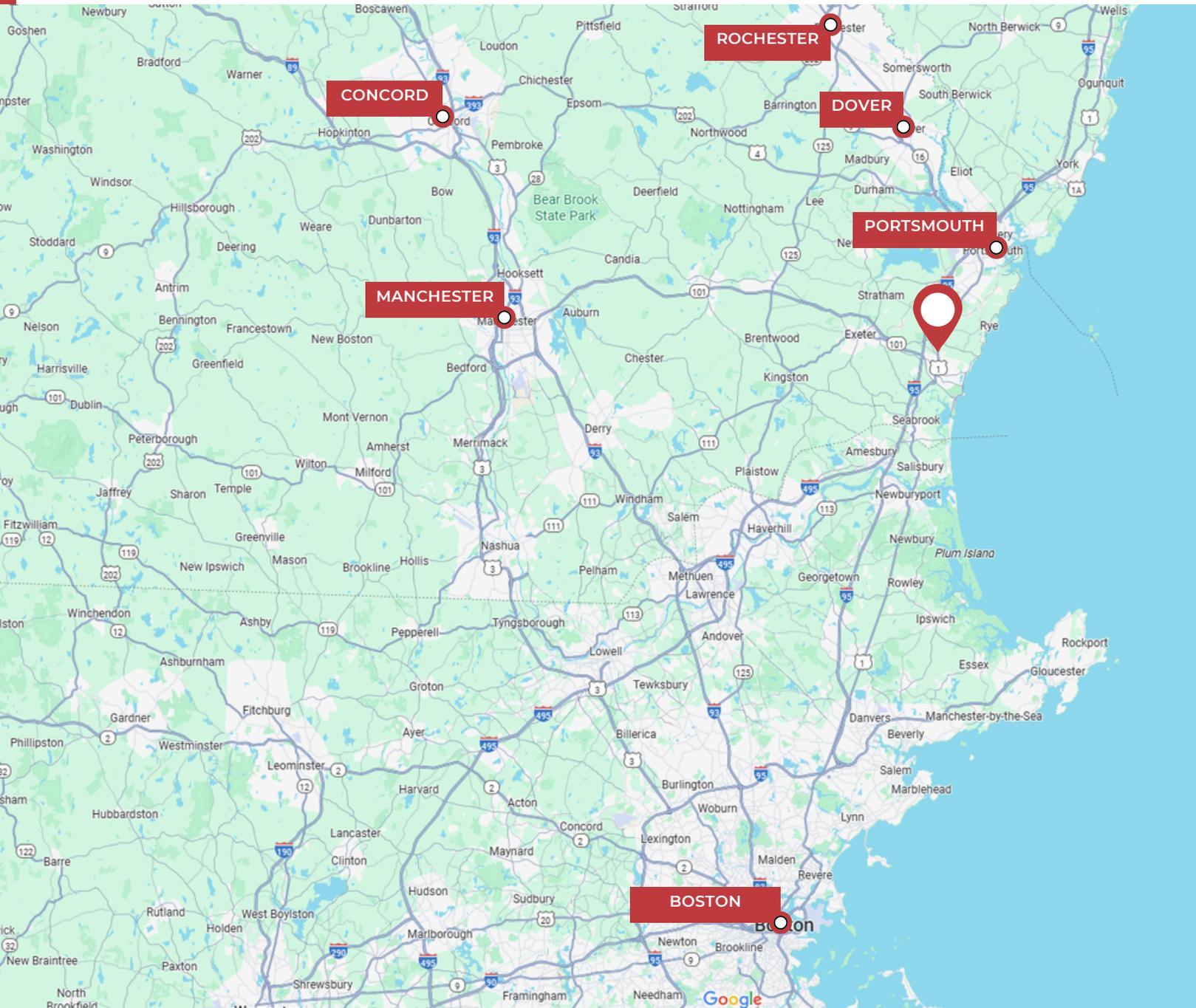
PER CAPITA INCOME



\$466,894

MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Rochester, NH	40 mins	Manchester, NH	37 mins
Dover, NH	32 mins	Concord, NH	51 mins
Portsmouth, NH	21 mins	Boston, MA	1 hr 17 mins

PHOTOS



TAX CARD

29 LAFAYETTE RD #3A

Location 29 LAFAYETTE RD #3A

Mblu 007/ 058/ 03A /

Acct# 004264

Owner MHR ESTATES, LLC

Assessment \$83,200

Appraisal \$83,200

PID 811

Building Count 1

Legal Description

Lot Type

topoTopography

Utility

Location

Street/Road

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$83,200	\$0	\$83,200

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$83,200	\$0	\$83,200

Owner of Record

Owner MHR ESTATES, LLC

Sale Price \$0

Co-Owner

Certificate

Address 29 LAFAYETTE ROAD UNIT 3A
NORTH HAMPTON, NH 03862

Book & Page 6596/1273

Sale Date 12/11/2024

Instrument 23

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MHR ESTATES, LLC	\$0		6596/1273	23	12/11/2024
R&R PROPERTIES INC	\$80,000		6363/2248	00	11/29/2021
GALLUP CAROL J TRUSTEE	\$0		4198/2904	1A	11/10/2003
GALLUP CAROL J	\$0		4198/2902	1A	11/10/2003
GALLUP STEPHEN D & CAROL J	\$0		2929/2573	1A	05/28/1992

TAX CARD, CONT.

Building Information

Building 1 : Section 1

Year Built: 1984
Living Area: 868
Replacement Cost: \$128,026
Building Percent Good: 64
Replacement Cost Less Depreciation: \$81,900

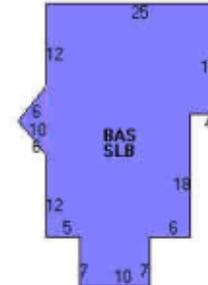
Building Attributes	
Field	Description
Style:	Condo Office
Model	Com Condo
Stories:	1 Story
Grade	Average
Occupancy	
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Radiant Water
AC Type:	Central
Ttl Bedrms:	0 Bedrooms
Ttl Bathrms:	
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Fir Pm	

Building Photo



(https://images.vgsi.com/photos/NorthHamptonNHPhotos/A0008IMG_28)

Building Layout



(<https://images.vgsi.com/photos/NorthHamptonNHPhotos/Sketches/811>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	868	868
SLB	Slab	868	0
		1,736	868

TAX CARD, CONT.

Num Park	00
Pct Low Ceiling	
Unit Locn	
Grade	Average
Stories:	1
Residential Units:	20
Exterior Wall 1:	Clapboard
Exterior Wall 2:	Wood Shingle
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrc'l Units:	0
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	
Usrflid 703	0
Usrflid 706	0

Extra Features

Extra Features								Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #	Comment
SPR1	SPRINKLERS-WET			868.00 S.F.	\$1,300	\$1,300	1	

Parcel Information

Use Code 3400
Description OFF CONDO MDL-06
Deeded Acres 0

Land

Land Use

Use Code 3400
Description OFF CONDO MDL-06
Zone IB/R
Neighborhood 50

Land Line Valuation

Size (Acres) 0
Frontage
Depth
Assessed Value \$0

TAX CARD, CONT.

Alt Land Appr No
Category

Appraised Value \$0

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$83,200	\$0	\$83,200
2023	\$83,200	\$0	\$83,200
2022	\$54,800	\$0	\$54,800

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$83,200	\$0	\$83,200
2023	\$83,200	\$0	\$83,200
2022	\$54,800	\$0	\$54,800

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Book: 6596 Page: 1273

25000412 01/06/2025 11:32:44 AM
Book 6596 Page 1273 Page 1 of 2
Register of Deeds, Rockingham County



After Recording, Return to:
Simmons & Ortlieb, PLLC
886 Lafayette Road
Hampton, NH 03842

LCHIP	ROA696757	25.00
TRANSFER TAX	RO134182	40.00
RECORDING		14.00
SURCHARGE		2.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **R&R Properties, Inc.**, a Massachusetts Corporation, with a mailing address of 1 Democracy Drive, Amesbury, MA, 01913, for consideration paid, grants to **MHR Estates, LLC**, a New Hampshire Limited Liability Company, with a mailing address of 29 Lafayette Road, Unit 3A, North Hampton, NH 03862, with Quitclaim Covenants, the real estate located in the Town of North Hampton, County of Rockingham and State of New Hampshire, being further described as follows:

SEE ATTACHED EXHIBIT A

WITNESS my hand this 11th day of December 2024.

R&R Properties, Inc.
Mark H. Richardson, President

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS.

On this 11th day of December 2024, before me personally appeared the above-named Mark H. Richardson, President of R&R Properties, Inc., known to me or satisfactorily proven, and executed and acknowledged the foregoing instrument to be his free act and deed.

Notary Public/Commissioner of Deeds
My Commission Expires:



DEEDS, CONT.

EXHIBIT A

Property Address: 29 Lafayette Road, Unit 3A, North Hampton, New Hampshire, 03862

A certain Condominium Unit located in North Hampton, Rockingham County, New Hampshire, described as follows:

Unit 3-A of the Seacoast Village of North Hampton Condominium, a condominium, located at 29 Lafayette Road, North Hampton, Rockingham County, New Hampshire as established pursuant to RSA 356-B, the "Condominium Act", by Declaration dated September 24, 1984 and recorded with the Rockingham County Registry of Deeds at Book 2671, Page 2763.

Said Condominium is laid out as shown on the site plan filed with the Declaration and the unit is located and shown on Site Plan and Floor Plan D-12867 recorded in the Rockingham County Registry of Deeds in the manner required in New Hampshire RSA 356-B:20.

Said Unit is hereby conveyed together with an undivided interest in the common areas and facilities and the limited common areas and facilities, appurtenant to said Unit as provided in the Declaration, together with the right to use the same in common with others entitled thereto, and is conveyed subject to the provisions of the Declaration and By-Laws and the rules and regulations adopted thereunder.

Said Unit is to be used solely for the purposes authorized by the Declaration of Condominium and for purposes and uses strictly incidental thereto.

Said Unit is acquired with the benefits of and subject to the provisions of New Hampshire RSA 356-B, relating to Unit Ownership as that statute is written as of the date hereof and as it may in the future be amended.

Meaning and intending to describe and convey the same premises conveyed to R&R Properties, Inc. by deed of Carol Gallup, Trustee of The Carol J. Callup Revocable Trust of 1992, dated November 29, 2021 and recorded with the Rockingham County Registry of Deeds at 6363, Page 2248.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

THIS IS A NONCONTRACTUAL TRANSFER OF TITLE WHICH IS EXEMPT FROM NEW HAMPSHIRE REAL ESTATE TAX PURSUANT TO RSA 78-B:2 IX. AS SUCH, THIS CONVEYANCE IS SUBJECT TO THE MINIMUM TRANSFER TAX UNDER RSA 78-B:1, I (B) AND REV 802.02.

THIS IS NOT HOMESTEAD PROPERTY.

SELLER'S DISCLOSURE

DocuSign Envelope ID: 87C84993-078D-43AA-877F-B8F24765DC31



Commercial Real Estate Services, Worldwide.

116 South River Road
Bedford, NH 03110
tel 603 668 7000
fax 603 647 4325

28 Deer St., Suite 301
Portsmouth, NH 03801
tel 603 431 3001
fax 603 431 3122

www.nainorwoodgroup.com

Exclusive Right to Sell and Lease Agreement

1. Parties:

- a. "Owner" -MHR Estates, LLC, of 29 Lafayette Rd Unit 3A North Hampton,, NH 03862 . Email: mhresatesllc@outlook.com. Phone: 978-879-6949.
- b. "Broker" – NAI Norwood Group of 116 South River Road, Bedford, NH 03110.
- c. "Property" - 29 Lafayette Rd Unit 3A North Hampton,, NH 03862 .
Described as: 868+/- SF office condo
Tax Map and Lot: 007/058/03A
Book and Page: 6596/1273

2. **Term:** Owner hereby grants to Broker the Exclusive Right to Sell and Lease the Property for a term commencing on 1/22/2026 and terminating on 1/22/2027. Unless either party notifies the other in writing 15 days prior to the expiration of the Term, this Agreement shall automatically renew for an additional term of 0 months. In the event that the Owner becomes party to a binding Purchase and Sale agreement on the Property, the Exclusive Right to Sell shall extend to closing date.

3. **Price:** Owner grants the Broker the right to market the Property at a scheduled rent of \$13 PSF NNN ; and a sale price of \$130,000+/-, or any other terms and conditions acceptable to Owner.

4. **Commission:** Owner agrees to pay a Commission on the rates set below if (a) during the term of this Agreement the Broker, Owner or any other party, procures a tenant, purchaser, assignee or nominee, who is ready, willing and able to purchase or lease any portion of the Property in accordance with the terms and conditions of this Agreement, or such other terms and conditions as may be acceptable to Owner; or, (b) within 180 days after the termination of this Agreement, Owner is party to a binding lease or Purchase and Sales Agreement on the Property to any Qualifying Prospect. A Qualifying Prospect shall be any tenant or buyer identified in writing to Owner no later than 15 days after the termination of this Agreement.

The Commission is due and payable upon the procurement of a ready, willing and able buyer or tenant under terms and conditions agreeable to Owner.

Sale Commissions are collected at settlement. Sale Commissions shall be 6% of the sales price. In any case where a co-broke agent acting on behalf of a buyer shares in said Commission, the Commission rate shall be increased by 0% to a total of 6%. Sale is inclusive of any kind of transfer of partnership, syndication or corporation interest of real property as well as any partial sale of the Property.

Leasing Commissions are collected at the full execution of the lease document. The Leasing Commission shall be the total of 5% of the first five years of Scheduled Rent payments, plus 2% of any payments after five years. In the event of a one-year lease or less, the Leasing Commission shall be one month's Scheduled Rent, or 10% of the total Scheduled Rent Payments, whichever is greater.

*Exclusive Right to Sell and Lease
Page 1 of 4*

SELLER'S DISCLOSURE, CONT.

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The Leasing Commission shall be **2%** of the Scheduled Rent of any renewal or option term. Renewal or Option Commissions shall be collected when the renewal or option is executed.

Scheduled Rent shall be all sums paid as rent, but not including direct reimbursements for taxes and expenses as defined in the lease. If the lease does not identify direct expenses separately, then the Leasing Commission shall be paid on the total stated rent.

If a lease for which a Leasing Commission is payable hereunder is extended or expanded, the Owner shall pay a Commission on the Scheduled Rent to be paid by tenant. Commission shall be due and payable at the time the extended or expanded term commences. If a lease contains an option by the Owner or tenant to cancel the lease, the Commission shall be payable as if the lease were fully performed.

If tenant purchases the Property during the term of the lease, then Owner shall pay the Broker a Commission of 6 % of the sale price. Purchase Commissions shall be payable at the time of settlement. Any purchase Commissions shall be offset by prorated leasing Commissions that have been collected by Broker. (IE if tenant purchases the Property at the end of year 3 on a five year initial lease and the brokerage fee on leasing was \$5,000; then \$3,000 would be credited to the purchase commission.)

5. Deposits: Broker is authorized to accept a deposit with any prospective offer to purchase. Any forfeited deposits shall be divided between the Broker and the Owner, one half thereof to the Broker, but not to exceed the compensation agreed upon herein, and the balance to the Owner.

6. Authority of Broker: The Broker is authorized to use reasonable efforts to procure a ready, willing and able tenant or buyer for the Property in accordance with the terms and conditions of this Agreement. It is understood that it is illegal for Broker to refuse to show or lease or sell the Property to anyone because of race, color, religion, national origin, sex, marital status or physical ability.

Owner agrees that the Broker, when requested by other agents or prospects, may disclose the existence of other offers on the Property.

The Broker is hereby authorized to:

- Place signage on the Property.
- Place information about the Property on the Internet and/or Multiple Listing Services.
- Advertise the Property in print media.
- Release data about the transaction, such as parties to the transaction, location and square footage as press releases and/or databases for statistical purposes.
- Owner acknowledges that Broker will enter this data into "Innovia" within 15 days of this agreement and put the name of the Owner as "On File".

7. Acknowledgements and Obligations of Owner: Owner agrees to cooperate with Broker in effecting the lease or sale of the Property and to immediately refer to Broker all inquires of anyone interested in the Property. All negotiations are to be through the Broker.

Owner represents that Owner is the legal owner of the Property and has the right to enter into this Agreement.

*Exclusive Right to Sell or Lease
Page 2 of 4*

SELLER'S DISCLOSURE, CONT.

DocuSign Envelope ID: 87C84993-078D-43AA-877F-B8F24765DC31

Owner acknowledges that Broker has made no guarantee of procuring a ready, willing and able tenant or buyer to lease or purchase the Property.

Owner agrees to disclose to the Broker all information concerning the Property including: Income and expenses, the existence of asbestos, radon, PCB transformers, mold, underground storage tanks, lead paint, history of methamphetamine laboratory use, septic system and water problems, or any information concerning the Property, be they adverse or otherwise. The duty to disclose is ongoing and if the Owner discovers additional information concerning the condition of the Property, the Owner shall promptly disclose the additional information to Broker.

Owner acknowledges that Broker is being retained solely as a real estate agent and not as an attorney, tax advisor, lender, appraiser, surveyor, architect, contractor or any other professional service provider. Owner has been advised to seek professional advice for any non-brokerage services. Broker shall not be liable for any action, inaction, failure, negligence, error or omission of any other professional service provider.

It shall not be the responsibility of the Broker to determine the qualifications and creditworthiness of any tenant or buyer with whom Owner may enter into a lease or Purchase and Sales Agreement. Owner waives any claims it may have against Broker resulting from any Owner losses and liabilities, which Owner may hereafter suffer by entering into a lease or Purchase and Sales Agreement with any tenant or buyer.

Owner agrees to allow Broker to cooperate with licensees from other firms who accept Buyer Agency (also known as Tenant Representation) and Facilitator agreements. Owner understands that Broker may represent tenants or buyers who also have interest in the Property. In those circumstances, Broker shall fully inform Owner and provide Owner the opportunity to proceed under a Disclosed Dual Agency Agreement.

8. Indemnification: Owner agrees to indemnify and hold the Broker harmless from any claim or cause of action, including the cost of defense and reasonable attorney's fees, which may arise as a result of the Owner's failure to disclose the condition of the Property completely and promptly.

9. Enforcement: If a dispute arises regarding the enforcement of this Agreement, the Broker shall be entitled to pursue any remedy provided at law or equity, which may include a filing under the Broker Lien Law. In addition, the prevailing party in any legal action shall be entitled to recover all costs of the litigation, including attorney's fees. This Agreement shall be governed by the laws of the State of New Hampshire and the parties consent to the exclusive jurisdiction of the Courts of the State of New Hampshire.

10. Additional Provisions: NA

11. Agreement: This Agreement constitutes the entire agreement between Owner and Broker and supersedes all prior discussions, negotiations and agreements whether oral or written. No amendment, alteration or withdrawal of this Agreement shall be valid or binding unless made in writing and signed by both Owner and Broker. Any purported amendment, modification or withdrawal that is oral shall be void and of no effect whatsoever. This Agreement shall be binding upon the heirs, successors and assigns of the parties.

*Exclusive Right to Sell or Lease
Page 3 of 4*

SELLER'S DISCLOSURE, CONT.

DocuSign Envelope ID: 87C84993-078D-43AA-877F-B8F24765DC31

12. **Copies:** The parties agree to accept, in lieu of original signatures, faxed or scanned copies.

This is a legal instrument. If it is not understood, legal counsel should be consulted before signing. Owner acknowledges that Owner has read and understood this Agreement and that Owner has received a copy hereof.

Owner:

Signed by: Mark 1/22/2026
Signed _____ Date _____
BEA74E028C024AE...

The foregoing is not binding on NAI Norwood Group until accepted and executed by an officer of the corporation and returned to Owner.

Accepted for NAI Norwood Group (Broker):

Agreed by Associate

By: Chris Norwood
Officer _____
E9441472DF1E413...

By: Deanna
Associate _____
E28D8EA064D94159...

Exclusive Right to Sell or Lease
Page 4 of 4

SELLER'S DISCLOSURE, CONT.



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Exclusive Right to Sell Agreement

1. Parties:

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- b. "Broker" – NAI Norwood Group of 116 South River Road, Bedford, NH 03110.
- c. "Property" - 29 Lafayette Rd Unit 3A North Hampton,, NH 03862 .
Described as: 868+/- SF office condo
Tax Map and Lot: 007/058/03A
Book and Page: 6596/1273

2. Exclusive Right to Sell: Owner hereby grants to Broker the Exclusive Right to Sell the Property for a term commencing on 8/19/2025 and terminating on 8/19/2026. Unless either party notifies the other in writing 15 days prior to the expiration of the Term this agreement shall automatically renew for an additional term of 0 Months.. In the event that the Owner becomes party to a binding Purchase and Sale agreement on the Property, the Exclusive Right to Sell shall extend to closing date.

3. Selling Price: Owner grants the Broker the right to market the Property at a price of \$135,000+/-, or any other price acceptable to Owner.

4. Commission: Owner agrees to pay a commission at the rates set below if (a) during the term of this agreement the Broker, Owner or any other party, finds a purchaser, assignee or nominee, who is ready, willing and able to purchase the property in accordance with the terms and conditions of this Agreement, or such other terms and conditions as may be acceptable to Owner; or, (b) within 180 days after the termination of this agreement Owner is party to a binding Purchase and Sales agreement on the Property to any Qualifying Prospect. A Qualifying Prospect shall be any Buyer, identified in writing to Owner no later than 15 days after the termination of this agreement.

Commission is due and payable upon Broker procuring a ready willing and able buyer under terms and conditions agreeable to Owner. Commissions are collected at settlement. Sale is inclusive of any kind of transfer of partnership, syndication or corporation interest of real property as well as any partial sale of the Property.

The Commission rate shall be 6% of the gross sales price. In any case where a co-broke agent acting on behalf of a buyer shares in said Commission, the Commission rate shall be increased by 0%, to a total of 6%.

5. Deposits: Broker is authorized to accept a deposit with any prospective offer to purchase. Any forfeited deposits shall be divided between the Broker and the Owner, one half thereof the Broker, but not to exceed the compensation agreed upon herein, and the balance to the Owner.

6. Authority of Broker: The Broker is authorized to use reasonable efforts to procure a ready willing and able buyer for the Property in accordance with the terms and conditions of this Agreement. It is understood that it is illegal for Broker to refuse to show or sell the

*Exclusive Right to Sell
Page 1 of 3*

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SELLER'S DISCLOSURE, CONT.

Property to anyone because of race, color, religion, national origin, sex, marital status or physical ability.

Owner agrees that the Broker, when requested by other agents or prospects, may disclose the existence of other offers on the Property.

The Broker is hereby authorized to:

- Place signage on the Property.
- Place information about the Property on the Internet and/or Multiple Listing Services.
- Advertise the Property in print media.
- Release data about the transaction, such as parties to the transaction, location and square footage as press releases and/or databases for statistical purposes.
- Owner acknowledges that Broker will enter this data into "Innovia" within 15 days of this agreement and will put the name of the Owner as "On File".

7. Acknowledgements and Obligations of Owner: Owner agrees to cooperate with Broker in effecting the sale of the Property and to immediately refer to Broker all inquires of anyone interested in the Property. All negotiations are to be through the Broker.

Owner represents that Owner is the legal owner of the Property and has the right to enter into this Agreement.

Owner acknowledges that Broker has made no guarantee of procuring a ready, willing and able buyer for the Property.

Owner agrees to disclose to the Broker all information concerning the Property including: Income and expenses, the existence of asbestos, radon, PCB transformers, mold, underground storage tanks, lead paint, history of methamphetamine laboratory use, septic systems and water problems or any information concerning the property be they adverse or otherwise. The duty to disclose is ongoing and if the Owner discovers additional information concerning the condition of the Property, the Owner shall promptly disclose the additional information to Broker.

Owner acknowledges that Broker is being retained solely as a real estate agent and not as an attorney, tax advisor, lender, appraiser, surveyor, architect, contractor or any other professional service provider. Owner has been advised to seek professional advice for any non-brokerage services. Broker shall not be liable for any action, inaction, failure, negligence, error or omission of any other professional service provider.

It shall not be the responsibility of the Broker to determine the qualifications and creditworthiness of any buyer with whom Owner may enter into a Purchase and Sales agreement. Owner waives any claims it may have against Broker resulting from any Owner losses and liabilities, which Owner may hereafter suffer by entering into a Purchase and Sales agreement with any buyer.

Owner agrees to allow Broker to cooperate with licensees from other firms who accept Buyer Agency (also known as Tenant Representation) and Facilitator agreements. Owner understands that Broker may represent buyers of who also have interest in the Property. In those circumstances, Broker shall fully inform Owner and provide Owner the opportunity to proceed under a Disclosed Dual Agency agreement.

*Exclusive Right to Sell
Page 2 of 3*

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SELLER'S DISCLOSURE, CONT.

8. **Indemnification:** Owner agrees to indemnify and hold the Broker harmless from any claim or cause of action, including the cost of defense and reasonable attorney's fees, which may arise as a result of the Owner's failure to disclose the condition of the Property completely and promptly.

9. **Enforcement:** If a dispute arises regarding the enforcement of this agreement, the Broker shall be entitled to pursue any remedy provided at law or equity, which may include a filing under the Broker Lien Law. In addition, the prevailing party in any legal action shall be entitled to recover all costs of the litigation including attorney's fees. This Agreement shall be governed by the laws of the State of New Hampshire and the parties consent to the exclusive jurisdiction of the Courts of the State of New Hampshire.

10. **Additional Provisions:** N/A

11. **Agreement:** This Agreement constitutes the entire Agreement between Owner and Broker and supersedes all prior discussions, negotiations and agreements whether oral or written. No amendment, alteration or withdrawal of this Agreement shall be valid or binding unless made in writing and signed by both Owner and Broker. Any purported amendment, modification or withdrawal that is oral shall be void and of no effect whatsoever. This Agreement shall be binding upon the heirs, successors and assigns of the parties.

12. **Copies:** The parties agree to accept, in lieu of original signatures, faxed or scanned copies.

This is a legal instrument. If it is not understood, legal counsel should be consulted before signing. Owner acknowledges that Owner has read and understood this Agreement and that Owner has received a copy hereof.

Owner:

Mark Richardson
Signed

08 / 18 / 2025
Date

The foregoing is not binding on NAI Norwood Group until accepted and executed by an officer of the corporation and returned to Owner.

Agreed by Associate

Accepted for NAI Norwood Group

By: _____
Associate

By: _____
Officer

Exclusive Right to Sell
Page 3 of 3

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SELLER'S DISCLOSURE, CONT.

Property Address 29 Lafayette Rd, 3A



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) 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 Water
Location: Closet next to bthrm
Malfunctions: None
Date of Installation: Unknown
Date of most recent water test: Unknown
Problems with system: None

SEWERAGE DISPOSAL SYSTEM

Size of Tank: Unknown
Type of system: Unknown
Location: Unknown
Malfunctions: None
Age of system: Unknown
Date most recently serviced: Unknown
Name of Contractor who services system: Unknown

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Last Revised 2/9/18

NH CIBOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

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SELLER'S DISCLOSURE, CONT.

Property Address 29 Lafayette Rd, 3A

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): _____
Type: _____

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.

SELLER'S DISCLOSURE, CONT.

Property Address 29 Lafayette Rd, 3A

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: 29 Lafayette Rd,

Unit Number (if applicable): 3A

Town: N. Hampton

Mark Richardson
SELLER

08 / 18 / 2025
Date

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

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Last Revised 2/9/18

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NH CIBOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

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SELLER'S DISCLOSURE, CONT.



NEW HAMPSHIRE REAL ESTATE COMMISSION

7 Eagle Square, Concord, NH 03301 Tel.: (603) 271-2219

BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

<p>Right Now You Are A Customer</p> <p>As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.</p> <p>As a customer, you can expect a real estate licensee to provide the following customer-level services:</p> <ul style="list-style-type: none"> - To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate; - To treat both the buyer/tenant and seller/landlord honestly; - To provide reasonable care and skill; - To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction; - To comply with all state and federal laws relating to real estate brokerage activity; and - To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance. 	<p>To Become A Client</p> <p>Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.</p> <p>As a client, in addition to the customer-level services, you can expect the following client-level services:</p> <ul style="list-style-type: none"> - Confidentiality; - Loyalty; - Disclosure; - Lawful Obedience; and - Promotion of the client's best interest. <p>For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.</p> <p>For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.</p> <p>Client-level services also include advice, counsel and assistance in negotiations.</p>
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For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

I understand as a customer I should not disclose confidential information.

MHR Estates, LLC	Mark Richardson
Name of Consumer (Please Print)	Name of Consumer (Please Print)
<i>Mark Richardson</i>	
08 / 18 / 2025	
Signature of Consumer	Signature of Consumer
Date	Date
_____	_____
Provided by: Name & License #	(Name and License # of Real Estate Brokerage Firm)
_____	_____
_____	_____
Consumer has declined to sign this form.	
(Licensees Initials)	

To check on the license status of a real estate firm or licensee go to <https://www.opic.nh.gov/real-estate-commission/index.htm>
 Inactive licensees may not practice real estate brokerage. 8/18/17 Doc ID: 016a15c4830dab39cfe3449a0e734d9e3f3f59c9 (page 1 of 2)

SELLER'S DISCLOSURE, CONT.

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 both 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 services 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.

(Page 2 of 2)

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SELLER'S DISCLOSURE, CONT.



Audit trail

Title	Selling Documents
File name	Exclusive_R...ette_rd.doc and 2 others
Document ID	016a15c4830dab39cfe3449a0e734d0e3f3f59c9
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History

 SENT	08 / 18 / 2025 17:51:05 UTC	Sent for signature to Mark Richardson (mhrestatesllc@outlook.com) from mark@ctc-solutions.net IP: 73.60.71.179
 VIEWED	08 / 18 / 2025 17:53:41 UTC	Viewed by Mark Richardson (mhrestatesllc@outlook.com) IP: 73.60.71.179
 SIGNED	08 / 18 / 2025 18:02:20 UTC	Signed by Mark Richardson (mhrestatesllc@outlook.com) IP: 73.60.71.179
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THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

DEANA ARDEN

SENIOR ADVISOR

tel (603) 637-2014

mobile (603) 682-3440

arden@nainorwoodgroup.com

NAINorwood Group
Commercial Real Estate Services, Worldwide

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