

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



New Hampshire Association of REALTORS® Standard Form

1. **SELLER:** Broad Bay Properties LLC C/O Linda Kelley and Broad Bay Properties C/O Greg Roberts
2. **PROPERTY LOCATION:** 527 Tamworth Road, Tamworth, NH 03886
3. **GENERAL INFORMATION:**
- a. Number of city/town approved units: 6
- b. Number and type of appliances included in sale: 18 -each unit has a gas stove, Dishwasher, Fridge, Washer/Dryer
- c. Number and location of washer / dryer hookups: 6
- d. Number and type of electrical service entrances: 6-100 amp each
- e. Number and type of heating systems (note ages): 6 Propone LP gas boilers -radiant heat on first floor and baseboard HW on the 2nd
- 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 2 in each unit - combos _____ 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					
527	Y	1	Yr to Yr	1400	Yes	1400	<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> HW	<input 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
529	Vacant	1	Yr to Yr	1600		1600	<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> HW	<input 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
531	y	2	Yr to Yr	1400	Yes	1400	<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> HW	<input 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
533	Y	7	Yr To Yr	1400	Yes	900	<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> HW	<input 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
535	Y	2	Yr to Yr	1400	Yes	1400	<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> HW	<input 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
537	Y	5	Yr to Yr	1725	Yes	1500	<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> HW	<input 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
							<input type="checkbox"/> H	<input type="checkbox"/> HW	<input 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
							<input type="checkbox"/> H	<input type="checkbox"/> HW	<input 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

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? _____
None

Comments:

SELLER(S) INITIALS KL GR

BUYER(S) INITIALS

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PROPERTY LOCATION: 527 Tamworth Road, Tamworth, NH 03886

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

6. EXPENSE INFORMATION:

- a. Annual real estate taxes and year: 14,270
- b. Annual hazard insurance: 4335
- c. Annual snow removal expense: 2983
- d. Annual lawn mowing, yard maintenance expense: Done by Owner
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft: _____ Cost: _____
- f. Annual electric costs paid by landlord: 777 Common area
- g. Annual trash removal expense: 2727
- h. Annual water/sewer expenses paid by landlord: N/A Septic and well
- 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.

<div></div> <div>SELLER</div>	<div><u>4/17/25</u></div> <div>DATE</div>	<div></div> <div>SELLER</div>	<div><u>4/17/2025</u></div> <div>DATE</div>
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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.

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