PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
(To be used in conjunction with Property Disclosure - Residential)
New Hampshire Association of REALTORS® Standard Form

In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

1. Seller and Property Address: Richard Beaulieu Jr. 81 Willowbrook Ave. Stratham, NH 03885
2. Association Name (if applicable): BEAU MONDE
3. Property Manager/Agent: _____ Phone: _____
4. GENERAL AND LEGAL
   a. Are there any Association or Corporation approvals required for transfer of Ownership? ☐ Yes ☒ No ☐ Unknown
   b. Is there a time share operation existing at Property? ☐ Yes ☒ No ☐ Unknown
   c. Is there a vacation rental operation or other organized rental program at Property? ☐ Yes ☒ No ☐ Unknown
   d. Are you aware of any rental, use or age restrictions? ☐ Yes ☒ No ☐ Unknown
   e. Number of allocated parking spaces available for this unit: 4
   f. Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: _____
   g. Are the minutes of the Condominium Association annual meeting available? ☐ Yes ☒ No ☐ Unknown
   h. Are there any pet policies? Restrictions: ☐ Yes ☒ No Dogs/Cats Allowed: ☒ Yes ☐ No
5. MASTER INSURANCE POLICY
   a. Name of Company: FOY INS
   b. Name of Agent: _____ Phone: _____
6. FINANCIAL
   a. Monthly maintenance fee(s): $ 300.00
   b. What do the monthly fees include?
   - ☐ Air Conditioning
   - ☐ Cable TV Signal
   - ☐ Electricity
   - ☐ Garage/Parking
   - ☐ Gas
   - ☐ Other: _____
   - ☐ Hot Water
   - ☐ Landscaping
   - ☐ Lot Rent
   - ☐ Real Property Tax
   - ☐ Recreation/Community Association Dues
   - ☐ Road Maintenance
   - ☒ Sewer
   - ☐ Snow Removal
   - ☐ Trash Removal
   - ☒ Water

   c. Are there any additional fees? If so, please specify: COMMON ELECTRIC
   d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No
   If Yes, explain: _____

Additional Comments: _____

7. **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 12/20/23 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 AND OTHER ADVISORS.

BUYER _____ DATE BUYER _____ DATE

© 2011 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED. 07-2021