

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



New Hampshire Association of REALTORS® Standard Form

1. SELLER: Dylan Kaurley
2. PROPERTY LOCATION: 353-355 Lake Ave, Manchester NH
3. GENERAL INFORMATION:
- a. Number of city/town approved units: 3 units
 - b. Number and type of appliances included in sale: 3 fridges, 2 stackable washer/dryer units, 1 washer, 1 dryer, 3 over the range A/c covers, 3 ranges (electric)
 - c. Number and location of washer / dryer hookups: 3
 - d. Number and type of electrical service entrances: 4 main & sub panels
 - e. Number and type of heating systems (note ages): 3 Act gas boilers 7-10 years old
 - 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: 7/7/25
 - 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 All units 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		
355	Y	2	12/21	\$2500	Yes	N/A	<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> HW	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> HW	<input type="checkbox"/> S
353-A	Y	1	12/21	\$1900	Yes	N/A	<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> HW	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> HW	<input type="checkbox"/> S
353-B	Y	4	12/21	\$1800	Yes	1650	<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> HW	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> HW	<input type="checkbox"/> S
353-C	Y	2	12/21	\$300	Yes	N/A	<input type="checkbox"/> H	<input type="checkbox"/> HW	<input type="checkbox"/> S	<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> HW	<input type="checkbox"/> S
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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: All units below market could be \$400-gauge 3K-Townhouse
1900 for 1BR + 2 BR total gross cash = \$86,400 potentially!

SELLER(S) INITIALS: DYK

BUYER(S) INITIALS: _____

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PROPERTY LOCATION: 353-355 Laurel St, Manchester, NH 03103

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:

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	dotloop verified 05/29/25 2:10 PM EDT 7CG9-JVRT-0EEA-KUAF _____ DATE	_____ SELLER _____ DATE
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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.

_____ BUYER _____ DATE	_____ BUYER _____ DATE
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