

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



New Hampshire Association of REALTORS® Standard Form

1. **SELLER:** S & S Amherst Properties LLC
2. **PROPERTY LOCATION:** 367 Amherst St, Manchester, NH 03104
3. **GENERAL INFORMATION:**
- a. Number of city/town approved units: 4
- b. Number and type of appliances included in sale: 3 refrigerators, 3 stoves, 3 parlor style heaters and many coin operated washers & dryers
In the laundromat. We are unsure which laundry machines are in working order. All equipment in the laundromat is ?As Is?
- c. Number and location of washer / dryer hookups: All are in the laundromat
- d. Number and type of electrical service entrances: 4 eversource meters
- e. Number and type of heating systems (note ages): 3 parlor heaters plus 1 furnace in laundromat
- 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: June 2025
- 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 On all floors in all apartments 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			
1	V			1700			<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> E	<input checked="" type="checkbox"/> HW	<input type="checkbox"/> W	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW
2	Y	2 years		1700	Yes		<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> E	<input checked="" type="checkbox"/> HW	<input type="checkbox"/> W	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW
3	V			1700			<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> E	<input checked="" type="checkbox"/> HW	<input type="checkbox"/> W	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW
4	V			1500			<input checked="" type="checkbox"/> H	<input checked="" type="checkbox"/> E	<input checked="" type="checkbox"/> HW	<input type="checkbox"/> W	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW
							<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW	<input type="checkbox"/> W	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW
							<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW	<input type="checkbox"/> W	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW
							<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW	<input type="checkbox"/> W	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW
							<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW	<input type="checkbox"/> W	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW
							<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW	<input type="checkbox"/> W	<input type="checkbox"/> S	<input type="checkbox"/> H	<input type="checkbox"/> E	<input type="checkbox"/> HW

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: _____

SELLER(S) INITIALS _____

BUYER(S) INITIALS _____

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5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): 2 garages @ \$200 per month. 6 parking spaces at \$240 per month

6. EXPENSE INFORMATION:

- a. Annual real estate taxes and year: \$6299.24
- b. Annual hazard insurance: \$2974 per year
- c. Annual snow removal expense: \$0
- d. Annual lawn mowing, yard maintenance expense: N/A owner of building next door pays snow plowing
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft.: N/A Cost: 0
- f. Annual electric costs paid by landlord: \$0
- g. Annual trash removal expense: 0 city pays
- h. Annual water/sewer expenses paid by landlord: \$525
- 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.

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SELLER	DATE	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 OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

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BUYER	DATE	BUYER	DATE