New Hampshire Association of REALTORS® Standard Form



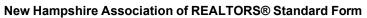
TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS

APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING. **SELLER:** S & S Amherst Properties LLC **PROPERTY LOCATION:** 367 Amherst St, Manchester, NH 03104 CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ✓ Yes ☐ No SELLER: has **WATER SUPPLY** Please answer all questions regardless of type of water supply. a. TYPE OF SYSTEM: Public □Private □Seasonal □ Unknown Other ☐ Drilled ☐ Dug **b.** INSTALLATION: Location: Date of Installation: Installed By: What is the source of your information? **c.** USE: Number of persons currently using the system: 5 Does system supply water for more than one household? Yes □ No MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: ☐ Yes **✓** No Quality: ☐ Yes **V** No Unknown If YES to any question, please explain in Comments below or with attachment. WATER TEST: Have you had the water tested? ☐ Yes ✓ No Date of most recent test IF YES to any question, please explain in Comments below or with attachment. Are you aware of any test results reported as unsatisfactory or satisfactory with notations? IF YES, are test results available? ☐Yes ☐No What steps were taken to remedy the problem? COMMENTS: **SEWAGE DISPOSAL SYSTEM** a. TYPE OF SYSTEM: Public: ✓ Yes □No Private: Tyes No Unknown Septic Design Available:

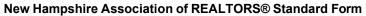
☐Yes ☐No b. IF PUBLIC OR COMMUNITY/SHARED Have you experienced any problems such as line or other malfunctions? Yes What steps were taken to remedy the problem? c. IF PRIVATE: ☐ Unknown TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool Tank Size Gal. Unknown Other Tank Type Concrete Unknown Other ☐Metal Location Unknown Date of Installation: Location: Date of Last Servicing: Name of Company Servicing Tank: Have you experienced any malfunctions? BUYER(S) INITIALS SELLER(S) INITIALS





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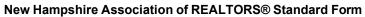
	PR	PROPERTY LOCATION: 367 Amherst St, Manchester, NH 03104						
	d.	IF YES, Location Date of installation	☐_Yes ☑No n: ion of leach field: ienced any malfunct			Size:	U	
e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐Yes ☐ IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknot Date of Evaluation: Comments: FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE N ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501							No Unknown	-
7.	INS	<u>SULATION</u>	LOCATION Attic or Cap Crawl Space Exterior Walls Floors	<u>Yes</u> № ☑ □ ☑ □ ☑ □ ☑ □ ☑ □	Unknown		<u>Amount</u>	Unknown □ □ □ □ □ □
8.		HAZARDOUS MATERIAL a. UNDERGROUND STORAGE TANKS - Current or previously existing: Are you aware of any past or present underground storage tanks on your property?						
	b.	As insulation on	urrent or previousl the heating system Yes No	y existing: pipes or ducts'	? ☐Yes ☐ In the roofing sh Other	No ☑ Unknown	∏Yes ∏No ∏Yes ∏No	
	c.	Has the property If YES: Date:Results:	y been tested since	Yes ☑No If app remedial steps	Unknown By: ?Yes	No		
		R(S) INITIALS	/ SP SP SP SP SP SP SP SP	NC. ALL RIGHTS RE	SERVED. FOR USE BY		ER(S) INITIALS BERS ONLY. ALL OTHER I	/ USE PROHIBITED 9.2024





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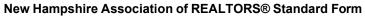
	PR	ROPERTY LOCATION: 367 Amherst St, Manchester, NH 03104						
	d.	RADON/WATER - Current or previously existing: Has the property been tested?						
		Results: If applicable, what remedial steps were taken? Has the property been tested since remedial steps? No						
		Are test results available?						
e. LEAD-BASED PAINT - Current or previously existing: Are you aware of lead-based paint on this property?								
		Comments:						
	f.	Are you aware of any other hazardous materials? ☐Yes ☑No If YES: Source of information:						
		Comments:						
9.	<u>GE</u>	NERAL INFORMATION						
	a.	Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal? YesNoUnknown						
	b.	Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?						
	ν.	YesNoUnknown If YES, Explain:						
	c.	Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? Tyes \times_No If YES, Explain:						
	d.	Are you aware of any problems with other buildings on the property? Yes No If YES, Explain:						
	e.	Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? TYES NO UNKNOWN If YES, Explain:						
	f.	Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown Comments:						
	g.	Has the property been surveyed? ☐ Yes ☐ No ☑ Unknown If YES, By: If YES, is survey available? ☐ Yes ☐ No ☑ Unknown						
	h.	How is the property zoned?						
	i.	Heating System Age: Unknown Type: Fuel: Tank Location: Owner of Tank:						
		Annual Fuel Consumption: Price: Gallons: Date system was last serviced and by whom? Secondary Heat Systems: Comments:						
	j.	Roof Age: 20 years Type of Roof Covering: Slate & Shingles Moisture or leakage: No Comments:						
SE	LLE	R(S) INITIALS						





	OPERTY LOCATION: 367 Amher Foundation/Basement: ☑ Full						
	Moisture or leakage _{No}						
_	Comments:						
l.	Chimney(s) How Many? Comments:			Problems?			
m.	Plumbing Type: Cast iron & copp			Age: _{Unknown}			
n.	Domestic Hot Water: Age: 5-	7 years	Type: _{Tanks}	Gallons:			
ο.	Electrical System: # of Amps						
	Solar Panels:LeasedOwned If leased, explain terms of agreement:						
p.	1637		pairs made without the n	ecessary permits?YesNo			
q.	Pest Infestation: Are you aware Comments:		· · · · · · · · · · · · · · · · · · ·	es 🔽 No Type:			
r.		roduction ever occurring on the property?					
s.	Air Conditioning: Type: N/A Comments:						
t.	Pool: Age: N/A Heated: D	Yes <u> </u> No Type: <u> </u>	Last Da	ate of Service:			
u.	Generator: Portable:Yes If Portable:IncludedNegot Comments:		∕esNo Kw/Size:	Last Date of Service:			
٧.	Internet: Type Currently Used at	Property: Comcast					
w.	Other (e.g. Alarm System, Irrigat Comments:	on System, etc.)					
ES COI	SARY WITH RESPECT TO ADJ NTAINED IN PURCHASE AND S DILIGENCE YOU DEEM NEC	ACENT PARCELS IN ALES AGREEMENT A ESSARY WITH RES	ACCORDANCE WITH AND DEPOSIT RECEIP PECT TO INFORMA	WHATEVER DUE DILIGENCE YOU DEEM THE TERMS AND CONDITIONS AS MAY PT. YOU SHOULD EXERCISE WHATEVER TION ON ANY SEXUAL OFFENDERS DETAINED BY CONTACTING THE LOCAL			

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	PROPERTY LOCATION: 367 Amherst St, Manchester, NH 03104
10.	ADDITIONAL INFORMATION a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION? ☐ Yes ☑ No b. ADDITIONAL COMMENTS:
SEI	NOWLEDGEMENTS: LER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS CURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.
SE	LER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE <u>KNOWN</u> INFORMATION TO BUYER(S).
SEI	Sara Pagano dottoop verified 06/27/25 10:59 PM EDT 4886-WMCT-BO1H-JSVJ SELLER DATE DATE
PR DIS PR	YER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE ECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS CLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE OPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED VISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.
3U	ZER DATE BUYER DATE
SE	LLER(S) INITIALS