



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

New Hampshire Association of REALTORS® Standard Form

1. SELLER: Toby Tousley

2. PROPERTY LOCATION: 32 Howard Court, Keene, NH 03431

3. GENERAL INFORMATION:

a. Number of city/town approved units: 2

b. Number and type of appliances included in sale: 2 refrigerators, 2 ranges, 2 dishwashers, 1 stack washer/dryer

c. Number and location of washer / dryer hookups: 2 in bathrooms

d. Number and type of electrical service entrances: 2- 100amp breaker panels and 2- 30 amp breaker panels

e. Number and type of heating systems (note ages): 30 yr oil hot air furnace and new electric hot water boiler

f. Any rented water heaters, burners or other equipment or appliances? [] Yes [x] No If yes, please explain:

g. Any other leases or contracts for services on the building? [] Yes [x] No If yes, please specify:

h. Is a municipal certificate of compliance required? [] Yes [x] No If yes, list date of expiration:

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 in each bedroom, hallways on each floor, cellar Hard-wired? [x] Yes [] No

4. RENT SCHEDULE:

Table with 9 columns: Unit #, Lease (Y/N) or Vacant?, Length of Tenancy, Lease Expires?, Monthly Rent, Is Rent Current?, Amount of Security Deposit, Tenant Pays (Circle) See Legend Below, Landlord Pays (Circle) See Legend Below. Row 1: Unit 1, vacant, 2000, 06/30/2024, 1400, Yes, 1400. Legend: H=Heat, HW=Hot Water, E=Electric, W=Water, S=Sewer.

1. If vacant please enter most recent rent.

2. 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:

Empty box for comments.

SELLER(S) INITIALS

Seller initials box with date stamp: 10/31/23 9:54 PM EDT

BUYER(S) INITIALS

Buyer initials box.



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

6. EXPENSE INFORMATION:

- a. Annual real estate taxes and year: 2022 6523
- b. Annual hazard insurance: 1400
- c. Annual snow removal expense:
- d. Annual lawn mowing, yard maintenance expense: 530
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft: 1050 Cost: 4621
- f. Annual electric costs paid by landlord:
- g. Annual trash removal expense: 515
- h. Other expenses: water/ sewer estimate \$1200

7. ADDITIONAL INFORMATION:

- a. Attachment regarding expenses, rents, lease information or additional information? Yes No
- b. Additional comments:

[Empty box for 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.

Toby Towsley
dotloop verified
10/31/23 9:54 PM EDT
R9XS-PPYF-YZZH-WHBS
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, STRUCTURALOR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE