

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: Colleen Swider, Kevin A. McMahon and Sean A. McMahon
44 Kensington Lane, Bedford, NH 03110
 2. Association Name (if applicable): The Mews of Bedford
 3. Property Manager/Agent: Self-Managed, Sue Dell, President Phone: (603) 703-4784
 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: _____
 - 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: Vermont Mutual Ins. Company
 - b. Name of Agent: Kapiloff Insurance Agency Phone: (603) 352-2224
 6. **FINANCIAL**
 - a. Monthly maintenance fee(s): \$170
 - b. What do the monthly fees include?

| | | |
|---|--|--|
| <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Hot Water | <input checked="" type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Cable TV Signal | <input checked="" type="checkbox"/> Landscaping | <input type="checkbox"/> Sewer |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Lot Rent | <input checked="" type="checkbox"/> Snow Removal |
| <input type="checkbox"/> Garage/Parking | <input type="checkbox"/> Real Property Tax | <input type="checkbox"/> Trash Removal |
| <input type="checkbox"/> Gas | <input type="checkbox"/> Recreation/Community Association Dues | <input type="checkbox"/> Water |
| <input type="checkbox"/> Other: _____ | | |
 - c. Are there any additional fees? If so, please specify: _____
 - 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.

Colleen M Swider

SELLER

DATE

dotloop verified
10/17/24 9:40 AM EDT
TERZ-MYMQ-JLUN-YPLZ

Sean A McMahon

Kevin A McMahon

SELLER

DATE

dotloop verified
10/17/24 12:43 PM PDT
SK65-HILS-PPEA-T7BM

dotloop verified
10/18/24 4:23 PM EDT
FQPW-SVNS-6DYT-BF2R

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