

**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: Brian Greehan and Katie Greehan  
144 Whitaker Lane, Unit 62 Conway, NH 03860
  2. Association Name (if applicable): Mount Cranmore Condominium Association
  3. Property Manager/Agent: Ralph Phone: 603-303-6393
  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: 2
    - 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: \_\_\_\_\_
    - b. Name of Agent: \_\_\_\_\_ Phone: \_\_\_\_\_
  6. **FINANCIAL**
    - a. Monthly maintenance fee(s): \$475
    - b. What do the monthly fees include?

|                                                     |                                                                           |                                                      |
|-----------------------------------------------------|---------------------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Air Conditioning           | <input type="checkbox"/> Hot Water                                        | <input checked="" type="checkbox"/> Road Maintenance |
| <input checked="" type="checkbox"/> Cable TV Signal | <input checked="" type="checkbox"/> Landscaping                           | <input checked="" type="checkbox"/> Sewer            |
| <input type="checkbox"/> Electricity                | <input type="checkbox"/> Lot Rent                                         | <input checked="" type="checkbox"/> Snow Removal     |
| <input checked="" type="checkbox"/> Garage/Parking  | <input type="checkbox"/> Real Property Tax                                | <input checked="" type="checkbox"/> Trash Removal    |
| <input type="checkbox"/> Gas                        | <input checked="" type="checkbox"/> Recreation/Community Association Dues | <input checked="" type="checkbox"/> Water            |
| <input type="checkbox"/> Other: <u>pool</u>         |                                                                           |                                                      |
    - c. Are there any additional fees? If so, please specify: no
    - d. Are you aware of any special assessments or loans in effect at this time? ☒ Yes ☐ No  
If Yes, explain: landscaping project
- 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.**

Brian Greehan  
SELLER DATE

[Signature]  
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 AND OTHER ADVISORS.**

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE