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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

REALTOR® EQUAL HOUSING OPPORTUNITY

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: Patrick Carty and Tabitha Carty
00 Trout Run Road, Effingham, NH 03882
2. Association Name (if applicable): Lost Valley Subdivision
3. Property Manager/Agent: Tom Murphy, Treasurer Phone: 207 408 4956
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: _____
   - b. Name of Agent: _____ Phone: _____
6. FINANCIAL
   - **a.** Monthly maintenance fee(s): $90 quarterly
   - **b.** What do the monthly fees include?
     - ☐ Air Conditioning
     - ☐ Cable TV Signal
     - ☐ Electricity
     - ☐ Garage/Parking
     - ☐ Gas
     - ☐ Hot Water
     - ☐ Landscaping
     - ☐ Lot Rent
     - ☐ Real Property Tax
     - ☐ Recreation/Community Association Dues
     - ☑ Road Maintenance
     - ☐ Sewer
     - ☐ Snow Removal
     - ☐ Trash Removal
     - ☑ Water
     - ☐ 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.

Patrick Carty (dotloop verified 11/12/26 8:39 AM EST HPEG-TXOT-LNGI-AIWT)		Tabitha Carty (dotloop verified 11/12/26 7:10 PM EST JQDF-SKUU-MHY0-HFSG)	
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 AND OTHER ADVISORS.

BUYER	DATE	BUYER	DATE

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