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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: Gary M Baker
3 Hill 'N Vale Ln, Bartlett, NH
2. Association Name (if applicable): _____
3. Property Manager/Agent: EG Chandler Phone: 603-356-6060
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: Infinger
   - b. Name of Agent: Kim Wood Phone: 603-447-5123 x 111
6. FINANCIAL
   - **a.** Monthly maintenance fee(s): $340
   - **b.** What do the monthly fees include?

☐ Air Conditioning	☐ Hot Water	☑ Road Maintenance
☐ Cable TV Signal	☑ Landscaping	☐ Sewer
☐ Electricity	☐ Lot Rent	☑ Snow Removal
☐ Garage/Parking	☐ Real Property Tax	☑ Trash Removal
☐ Gas	☑ Recreation/Community Association Dues	☐ 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.

SELLER	DATE	SELLER	DATE
Gary M Baker dotloop verified 11/04/26 9:39 AM EST BMAD-RYHA-LXM5-PNJ8			

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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