

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



**New Hampshire Association of REALTORS® Standard Form**

**1. SELLER:** LPS Holdings LLC

**2. PROPERTY LOCATION:** 76 Main Street Conway NH 03818

**3. GENERAL INFORMATION:**

a. Number of city/town approved units: 3

b. Number and type of appliances included in sale: \_\_\_\_\_

c. Number and location of washer / dryer hookups: 0

d. Number and type of electrical service entrances: 2 ranges, 2 microwave, 2 refrigerators

e. Number and type of heating systems (note ages): 6 years +/-

f. Any rented water heaters, burners or other equipment or appliances? ☐ Yes ☒ No If yes, please explain: \_\_\_\_\_

g. Any other leases or contracts for services on the building? ☐ Yes ☒ No If yes, please specify: \_\_\_\_\_

h. Is a municipal certificate of compliance required? ☒ Yes ☐ No If yes, list date of expiration: Rental program per Town of Conway

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 Appropriate Hard-wired? ☒ Yes ☐ No

**4. RENT SCHEDULE:**

Unit #	Lease (Y/N) or Vacant?	Length of Tenancy	Lease Expires?	Monthly Rent (See Below)	Is Rent Current?	Amount of Security Deposit	Tenant Pays (Check) See Legend Below			Landlord Pays (Check) See Legend Below		
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Monthly Rent: If vacant please enter most recent rent.

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? No

Comments:

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS \_\_\_\_\_

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

**6. EXPENSE INFORMATION:**

a. Annual real estate taxes and year: 2500 +/-

b. Annual hazard insurance: 3000 +/-

c. Annual snow removal expense: 1600 +/-

d. Annual lawn mowing, yard maintenance expense: \_\_\_\_\_

e. Annual fuel consumption paid by landlord: # Gallons, cu.ft: \_\_\_\_\_ Cost: 1400 +/-

f. Annual electric costs paid by landlord: \_\_\_\_\_

g. Annual trash removal expense: \_\_\_\_\_

h. Annual water/sewer expenses paid by landlord: 1200 +/-

i. Other expenses: \_\_\_\_\_

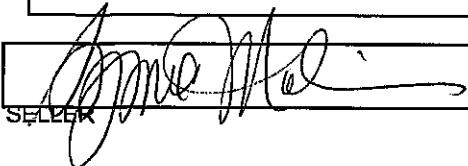
**7. ADDITIONAL INFORMATION:**

a. Attachment regarding expenses, rents, lease information or additional information? ☒ Yes ☐ No

b. 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.**

	<u>1/19/24</u>		
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 OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.**

BUYER	DATE	BUYER	DATE