

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



New Hampshire Association of REALTORS® Standard Form

1. SELLER: Refresh Replenish LLC

2. PROPERTY LOCATION: 51 Grove St., Bartlett, NH 03812

3. GENERAL INFORMATION:

a. Number of city/town approved units: 2

b. Number and type of appliances included in sale: Set of dishwasher, washer, and dryer in each unit

c. Number and location of washer / dryer hookups: downstairs unit hookup in basement, upstairs unit hookup on third floor

d. Number and type of electrical service entrances:

e. Number and type of heating systems (note ages): oil system is 2 years old, heat has been supplemented by portable electric heaters on the second and third floors

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:

i. Are there any outstanding state or local lead based paint abatement orders or code enforcement orders?
If yes, please explain:

j. Smoke detectors: Locations bedrooms 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
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
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							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S

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?

Comments:
the units have been rented out as short term rentals on occasion, totals rent given in the multifamily property disclosure rider

SELLER(S) INITIALS  **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: 132.00 Bartlett town tax
- b. Annual hazard insurance: 3324.08
- c. Annual snow removal expense: 925.00 for past 12 months plowing and shoveling
- d. Annual lawn mowing, yard maintenance expense: 500.00 for fall and spring yard cleanup, \$50/week for mowing
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft.: _____ Cost: 3595.86
- f. Annual electric costs paid by landlord: 2840.93 for both units
- g. Annual trash removal expense: \$50.00/week, however you can take it to the transfer station yourself
- h. Annual water/sewer expenses paid by landlord: 1330.00
- i. Other expenses: internet 79.99/mo

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.

<i>Penney Hughes (Refresh Replenish LLC)</i>	dotloop verified 06/01/26 10:23 PM EDT KYWL-TOUZ-1Y9P-8BKX	
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	BUYER
DATE	DATE