

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: River Run Co LLC
8T River Run Drive Bartlett NH
2. Association Name (if applicable): River Run Condominium II Owners Association
3. Property Manager/Agent: Contact Listing Agent and contact will be provided Phone: _____
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: Willis Group
 - b. Name of Agent: Amrita Figuerua Phone: 861-712-6150
6. **FINANCIAL**
 - a. Monthly maintenance fee(s): \$725.33
 - b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input checked="" 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 type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input checked="" type="checkbox"/> Trash Removal
<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Water
<input checked="" type="checkbox"/> Other: <u>wifi</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: Special Assessment for fire restoration from bldng 7, and capital improvement in the amount of \$22,442 will pay at
Additional Comments: closing by seller

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.

Alexander Turberry, President River Run Co LLC
SELLER _____ DATE _____

dotloop verified
01/16/25 12:14 PM EST
VGR-1DPE-DPYS-LCN2

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 _____