

**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: Matt Russell and Susan Russell
2. Association Name (if applicable): Stonehurst Village Association
3. Property Manager/Agent: \_\_\_\_\_ 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: Infinger Insurance
  - b. Name of Agent: Nate Infinger Phone: 603-447-5123
6. **FINANCIAL**
  - a. Monthly maintenance fee(s): \$353.75
  - b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input checked="" type="checkbox"/> Landscaping	<input type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Snow Removal
<input checked="" type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input checked="" type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input type="checkbox"/> Recreation/Community Association Dues	<input type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
  - c. Are there any additional fees? If so, please specify: \$4245 (for 2026) includes association dues, insurance, mgmt & accounting
  - d. Are you aware of any special assessments or loans in effect at this time? ☒ Yes ☐ No  
If Yes, explain: \$1500 capital improvement fund (paid as \$500 on Feb 28, Jul 31, and Oct 31)  
Additional Comments: 2026 special assessment to replace all decks \$16,000 (\$4000 due on Mar 1, May 31, Jul 31, and Oct 31)

**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.**

Matthew Russell  
SELLER \_\_\_\_\_  
dotloop verified 12/12/25 10:14 AM EST SNPN-EYLQ-ZK10-HTIX

Susan Russell  
SELLER \_\_\_\_\_  
dotloop verified 12/23/25 9:40 AM AST AEFP-KZOA-DAAY-UYQD

**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 \_\_\_\_\_