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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: Richard L. Pounder and Jeanne W. Pounder
17 Purple Finch Rd #J76 Conway, NH 03860
2. Association Name (if applicable): Northbrook Condominium Association
3. Property Manager/Agent: Difeo Construction and Property Management Phone: 603-828-9631
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: Meaghan Walker Phone: 603-447-5123
6. FINANCIAL
   - **a.** Monthly maintenance fee(s): $466.67
   - **b.** What do the monthly fees include?
     - ☐ Air Conditioning
     - ☐ Cable TV Signal
     - ☐ Electricity
     - ☑ Garage/Parking
     - ☐ Gas
     - ☑ Other: Pool & Exterior maint/repairs.
     - ☐ Hot Water
     - ☑ Landscaping
     - ☐ Lot Rent
     - ☐ Real Property Tax
     - ☑ Recreation/Community Association Dues
     - ☑ Road Maintenance
     - ☑ Sewer
     - ☑ Snow Removal
     - ☑ Trash Removal
     - ☑ Water
   - **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:
Dogs must be leashed outdoors. Out of 96 units across 12 buildings, 45 units can be used as rentals - currently there are less than 30 on the list.

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.

Richard Pounder	dotloop verified 11/07/26 6:44 PM EST A0QO-LFNP-3SGL-VTWM	Jeanne Pounder	dotloop verified 11/07/26 6:43 PM EST 6SZX-UTTJ-E3CJ-HWMU
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 AND OTHER ADVISORS.

BUYER	DATE	BUYER	DATE

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