

FAQ & Disclosures



16 Arborough Road #2 in Roslindale

Answers provided by the seller or management. Buyers must do their own due diligence to verify any information.



16 Arborough Road #2 Roslindale MA 02131

Beds: 3 | Baths: 2 | 2 pkg (1 garage + 1 space tandem to garage)

Living space: Approx 1750

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CONDO HOA

What is the official name of the HOA? 14-16 Arborough Road HOA

How many units in the HOA and how many are owner occupied? The building is just being converted from a multi-family to an HOA, so there is no owner occupancy yet.

How much cash does the HOA currently have in its reserves? NA - Seller will provide the required seed funding for the reserve account prior to closing.

How much is the HOA fee and how is it collected? TBD by new owners.

What does your HOA fee cover? Master Insurance, Water/Sewer, Capital Reserve Savings, Exterior/Common Maintenance, Landscaping, Snow Removal

Are there any upcoming assessments or special assessments approved by the HOA? No.

Is there any work in the common domain being discussed by the HOA as potential future assessments? No.

How is landscaping and yard clean up and snow removal typically handled? This will be up to the new owners to sort out.

COMMON VS PRIVATE - HOA

Tell us about any private storage you may have outside of the unit: There are hundreds of cubic feet of storage in the attic eaves, plus the garage bay and a small amount of space in the common portion of the basement. Unit 2 will also get some dedicated storage space in the basement as well.

Are there any divisions in common areas, in either the interior or on the grounds, designated for exclusive use of any units? Undecided (at this point...but my inclination is to keep the yard "common" and just make decks and each garage bay (and parking spot behind) exclusive.

RULES REGS - HOA

Are there any restrictions on renting? No

Are pets allowed? Yes. Limit to 2.

Are there any prohibitions on smoking? No smoking

Any rules related to signage or decorations? No.

PARKING

Is there parking? Yes. Two spaces: one in the garage and one directly in front of the garage.

Whether you have parking or not, can you give a sense of on-street parking near your house? Plenty of available on-street parking in addition to the parking space and garage spot.



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Please briefly describe the garage: One side for each unit. Unit 2, first in, has option to choose which side they'd like to have.

If garage is detached, briefly describe its age and condition: Well built/founded. Totally rebuilt prior to current owner's tenure. Seller installed new doors and motors on the garage bays (May 2026).

ENVELOPE/EXTERIOR

What can you tell us about the roof? Replaced shortly before solar panels went up — owner estimates ~16 years ago (puts it around 2010). Architectural grade shingles.



Please describe the siding on the home: Aluminum siding, covering what is likely original cedar shingle.

What can you tell us about the windows? Replacement double pane Harvey windows, circa 2010.

Is the home insulated? The upper level is well insulated w/ cellulose in the flooring and in the roof rafters. I think the walls have been blown in before I purchased the building.. Apartment is warm in winter.

If there is decking, please describe the age/condition/materials. Deck is roughly 15 years old.

SYSTEMS

Heating systems: Gas fired, forced hot water boiler, 2010 install (roughly)

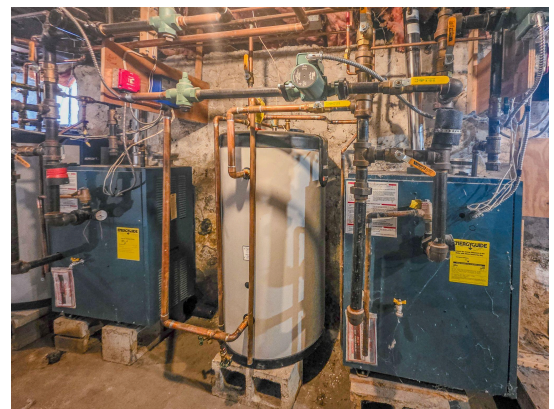
Cooling system: No cooling.

Water heater: Water heater is a super booster tank, indirectly fired from the heating system, installed w/in the last year.

Electrical service: 100 amps

Are there any other systems we should know about? There is a sump pump in the basement.

Solar Panels: See next section.



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SOLAR ENERGY

What type of solar agreement comes with this property? A Power Purchase Agreement (PPA) with Tesla Energy (originally SolarCity), signed in 2016. Under a PPA, the buyer assumes the existing agreement and pays Tesla only for the electricity the panels actually produce — at a contracted rate well below standard Eversource rates. This is not a lease with a fixed monthly payment; the monthly amount varies with actual solar production.

Who owns the panels, and who is responsible for maintenance? Tesla Energy owns the system outright. The buyer assumes no ownership, no repair costs, and no insurance obligation. Tesla is responsible for all maintenance, monitoring, repairs, and roof warranty on all penetrations for the full term of the agreement.

Agreement at a glance:

Provider: Tesla Energy (formally Solar City)

Type: Power Purchase Agreement

System size: 3.06 kW DC

Install year: 2016

Term expires: 2036 (10 yrs left)

Rate (current): ~17.7¢ / kWh

Annual escalator: 2.9% max

Tesla PPA (monthly avg): ~\$43–50

Annual energy value: ~\$1,194

Lifetime value generated: \$7,802

Avg. energy offset: ~49% lifetime

Annual production: (actual)~2,940 kWh/yr

What does the solar agreement cost each month? Approximately \$43–50/month to Tesla based on actual production, plus Eversource's minimum customer charge of approximately \$10/month. Total electricity cost is typically \$53–60/month for the unit. The most recent Eversource bill (May 2026) was \$10.00 — the solar system covered all supply charges that month and actually exported energy back to the grid.

Does the solar rate increase over time? The rate started at 13.70¢/kWh in 2016 and increases by not more than 2.90% per year, bringing the current rate to approximately 17.7¢/kWh. For reference, the all-in Eversource rate in Massachusetts is currently approximately 28–32¢/kWh. The solar rate is contractually capped and will remain well below market rates through the end of the term.

How does a buyer qualify to assume the agreement? Any buyer with a FICO score of 650 or higher qualifies automatically. Cash buyers qualify without a credit check. Buyers below 650 may still assume the agreement if they are obtaining a mortgage, with a one-time \$250 credit exception fee payable to Tesla. Tesla guarantees in the agreement that a qualified buyer will be approved.

What happens at the end of the agreement term (~2036)? The buyer at that time may: (1) have the panels removed by Tesla at no cost, with the roof restored; (2) renew the agreement for up to 10 additional years; or (3) purchase the system from Tesla at fair market value. There is no obligation to continue.

Are the solar panels a lien on the property? No. Tesla may have a UCC-1 fixture filing on record — a standard notice of their ownership of the equipment — but this is not a mortgage lien and does not encumber the property. The buyer's closing attorney should confirm the filing transfers or is released cleanly at closing.

Monthly PPA cost varies with actual solar production (higher in summer, lower in winter). Figures above are estimates derived from Tesla Energy monitoring data and the executed PPA agreement. Buyers should review the full PPA (attached at 16Arborough.com) and confirm assumption eligibility with Tesla Energy prior to closing.



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GROUNDS

Are there any easements recorded on the deed that you're aware of? no

If there is a fence, to whom does it belong? Minimal fencing in the rear, it likely belongs to the abutting neighbors.

Are there retaining walls? No retaining wall, but there is a lovely stone wall at the rear of the property.

SERVICES/UTILITIES

Electricity: Eversource bills vary. See Solar section of this document for clarity. **Natural Gas/Propane:** National grid budget plan 164.00 per month **Cable/Internet:** XFINITY **Home security:** NA

Any professional contracts you have ongoing? No. Listing team will be happy to provide the new HOA with contacts for landscaping and snow removal.

Any other utilities we should know about? Boston water and sewer bill avg \$200 per month for whole building.

APPLIANCES/FIXTURES

Which appliances are you planning to convey with the sale? Stove/Range, Refrigerator, Washer, Dryer, Dishwasher

Are there additional appliances or tools you'd consider leaving behind? AC units top floor

Additional Notes not covered in Appliances/Fixtures: Additional washer & (gas) dryer hookup in basement

UPDATES, IMPROVEMENTS, RENOVATIONS

Can you list any recent updates or repairs you've made? The home is in excellent shape and the seller has provided a level of proactive repair, such that no obvious repairs have been necessary. Old brass pipes were replaced by combo of pex and copper.

If you were planning to stay in the home, can you list any improvements or updates you would make? Perhaps adding mini-splits, building a balcony and set of spiral stairs out of the back of the upper level to connect w/ the main level deck.

DISCLOSURES

Is there anything in the house or on the grounds in need of repair? No.

Are there any ACTIVE water incursions we need to disclose? Sump pump in basement for any water incursion.

Any evidence or history of old water damage that has since ceased or been repaired? No

Any active knob & tube wiring that you are aware of? No

Are there any hazardous materials on the premises that you're aware of? NO



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LOCATION, LOCATION, LOCATION

What do you love about the neighborhood? Arboretum at one end of the street, Commuter rail and Rosi village at the other. Best street in Roslindale without doubt. Great neighborhood!

Which are your go-to restaurants for dining out, delivery, or take-out? So many...starting w/ the best, Delfino, 753 South for dinner, Fornax or Square Root for lunch or coffee. So many shops, restaurants, and local businesses, Roslindale is almost unrecognizable from when I first purchased the home a couple of decades ago.

Are there any hidden gems in your neighborhood worth noting? The Arboretum isn't exactly hidden (and there's a local gate at the end of Arborough) but the Arboretum itself is full of hidden gems on and off the many pathways. Weekend farmer's market in the square.

Anything else to add about the location? The proximity to Roslindale Square is amazing (and access to the Roslindale Station for commuter access), but it's also a lovely walk through the arboretum over to Forest Hills Station to catch the orange line or pick up the Southwest Corridor Bike Path.

SELLERS WORDS

What do you love about this home? So many of the original, craftsman details are in beautiful condition. The gunwood formal colonnade w/ matching tapered entasis columns, each with glass-front built-in glass case shelving below, full wood wainscoting throughout. And the matching built-in china cabinet too. The bathroom, though original, is in remarkable condition. Upstairs, the pine floors were salvaged from the original attic subfloor, milled square, reinstalled over a new plywood subfloor on leveled 2x8 sleepers (laser-leveled over original 2x6 framing). Reinstalled with old-fashioned cut nails for period look. The natural light that pours in all day is special too.

Why are you selling? I've relocated out of state. If I could take this home with me I would.

What is your preferred timeline for closing? Timeline is less important than the quality of the terms of the offer.

