



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

New Hampshire Association of REALTORS® Standard Form

1. SELLER: Ponemah Tamarack LLC

2. PROPERTY LOCATION: 272 Front, Manchester, NH 03102

3. GENERAL INFORMATION:

a. Number of city/town approved units: 5

b. Number and type of appliances included in sale: 18
Fridges, Ranges, Microwaves and Freestanding AC's

c. Number and location of washer / dryer hookups: 2 on the first floor

d. Number and type of electrical service entrances: 6

e. Number and type of heating systems (note ages): 5 - 4 gas and 1 oil

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? No
If yes, please explain:

j. Smoke detectors: Locations in compliance with code throughout building Hard-wired? Yes No

4. RENT SCHEDULE:

Table with 9 columns: Unit #, Lease (Y/N) or Vacant?, Length of Tenancy, Lease Expires?, Monthly Rent, Is Rent Current?, Amount of Security Deposit, Tenant Pays (Circle) See Legend Below, Landlord Pays (Circle) See Legend Below. Rows 1-5 contain data for units 1 through 5.

- 1. If vacant please enter most recent rent.
2. 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? No

Comments:

Empty rectangular box for comments.

SELLER(S) INITIALS [Signature] / [Signature] BUYER(S) INITIALS [Signature] / [Signature]



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**5. ADDITIONAL PROPERTY INCOME** (laundry, storage, garage rental, etc.): \_\_\_\_\_  
Laundry coin op dryer \$2.25 per load, additional storage in the washing room currently used by #1.

**6. EXPENSE INFORMATION:**

- a. Annual real estate taxes and year: 9413.03
  - b. Annual hazard insurance: 2390
  - c. Annual snow removal expense: 1100
  - d. Annual lawn mowing, yard maintenance expense: 0
  - e. Annual fuel consumption paid by landlord: # Gallons, cu.ft: \_\_\_\_\_ Cost: 4110
  - f. Annual electric costs paid by landlord: 3852
  - g. Annual trash removal expense: \_\_\_\_\_
  - h. Other expenses: Water and Sewer: 1343
- Cleaning Maintenance: 1567    High Speed Wifi: 995    For Fully Furnished Rentals

**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.**

*Aileen Morrison*  
dotloop verified  
10/09/24 4:38 PM EDT  
QB3W-YLMR-UAVE-JDI9  
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, STRUCTURALOR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.**

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_