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.

Buyer(s) acknowledge(s) receipt of this notification and so signify(s) by initialing here: _____ _____

1. Seller and Property Address: _____

2. Association Name (if applicable): _____

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. Number of allocated parking spaces available for this unit: _____
e. Are you aware of any pending or existing litigation? ☐ Yes ☐ No If Yes, please explain: _____
_____
f. Are the minutes of the Condominium Association annual meeting available? ☐ Yes ☐ No ☐ Unknown

5. **MASTER INSURANCE POLICY**

a. Name of Company: _____
b. Name of Agent: _____ Phone: _____

6. **FINANCIAL**

a. Monthly maintenance fee(s): $_____
b. What do the monthly fees include?

☐ Air Conditioning	☐ Hot Water	☐ Road Maintenance
☐ Cable TV Signal	☐ Lot Rent	☐ Sewer
☐ Electricity	☐ Real Property Tax	☐ Snow Removal
☐ Garage/Parking	☐ Recreation/Community Association Dues	☐ Trash Removal
☐ Gas	☐ Water	☐ Other: _____

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: _____
_____

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.

_____ _____ _____ _____
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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