

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



New Hampshire Association of REALTORS® Standard Form

1. **SELLER:** DANYUN XIE
2. **PROPERTY LOCATION:** 38-40 FRANKLIN STREET, SOMERSWORTH, NH 03878
3. **GENERAL INFORMATION:**
- a. Number of city/town approved units: 2
 - b. Number and type of appliances included in sale: #38 - REFRIGERATOR, ELECTRIC RANGE/OVEN, COIN OPERATED WASHER AND DRYER | #40 - REFRIGERATOR, ELECTRIC RANGE/OVEN
 - c. Number and location of washer / dryer hookups: EACH UNIT HAS WASHER/DRYER HOOK UPS
 - d. Number and type of electrical service entrances: EACH UNIT HAS ITS OWN ELECTRICAL SERVICE AND PANELS
 - e. Number and type of heating systems (note ages): #38 - NATURAL GAS UNIT | #40 - KEROSENE FORCED HOT WATER
 - f. Any rented water heaters, burners or other equipment or appliances? Yes No If yes, please explain: N/A
 - g. Any other leases or contracts for services on the building? Yes No If yes, please specify: N/A
 - h. Is a municipal certificate of compliance required? Yes No If yes, list date of expiration: N/A
 - i. Are there any outstanding state or local lead based paint abatement orders or code enforcement orders? NO
If yes, please explain: N/A
 - j. Smoke detectors: Locations EACH FLOOR IN EACH UNIT; NOT ALL HARD-WIRED Hard-wired? Yes No

4. RENT SCHEDULE:

Unit #	Lease (Y/N) or Vacant?	Length of Tenancy	Lease Expires?	Monthly Rent (See Below)	Is Rent Current?	Amount of Security Deposit	Tenant Pays (Check) See Legend Below	Landlord Pays (Check) See Legend Below
<u>38</u>	<u>V</u>	<u>2-1/2 YRS</u>	<u>---</u>	<u>\$900.00</u>	<u>VACANT</u>	<u>N/A</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>40</u>	<u>V</u>	<u>2-1/2 YRS</u>	<u>---</u>	<u>\$1,200.00</u>	<u>VACANT</u>	<u>N/A</u>	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
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Monthly Rent: If vacant please enter most recent rent.
 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: BOTH SIDES ARE CURRENTLY EMPTY AND VACANT

SELLER(S) INITIALS DS
DXI

BUYER(S) INITIALS _____ / _____

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5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): NONE

6. EXPENSE INFORMATION:

- a. Annual real estate taxes and year: 2020: \$4,600
- b. Annual hazard insurance: \$1554
- c. Annual snow removal expense: \$600
- d. Annual lawn mowing, yard maintenance expense: TENANT MAINTAINED
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft: _____ Cost: _____
- f. Annual electric costs paid by landlord: NONE
- g. Annual trash removal expense: NONE
- h. Other expenses: NONE

7. ADDITIONAL INFORMATION:

- a. Attachment regarding expenses, rents, lease information or additional information? Yes No
- b. Additional comments:

NONE

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.

DocuSigned by: *Danyun Xie* 3/27/2020
 SELLER: DANYUN XIE 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 OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE BUYER DATE