

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



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.

CAROLINE M. YOCUM, TRUSTEE 9 Wilson Way

1. Seller and Property Address: **FREDERIC W. YOCUM, JR., TRUSTEE Brentwood, NH 03833**

2. Association Name (if applicable): Rivers Edge Condominium Association

3. Property Manager/Agent: None Phone: N/A

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: N/A

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: Cross Insurance

b. Name of Agent: Scott Wellington Phone: (603) 812-2615

6. **FINANCIAL**

a. Monthly maintenance fee(s): \$ 350

b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Snow Removal
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Water
Other: _____		

c. Are there any additional fees? If so, please specify: No HOA Entry Fee = 1X monthly HOA Fee

d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No
If Yes, explain: N/A

Additional Comments: None

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.

Fredric W. Yocum, Jr. 6/26/25
SELLER FREDERIC W. YOCUM, JR., TRUSTEE DATE

Caroline M. Yocum 6/26/25
SELLER CAROLINE M. YOCUM, TRUSTEE 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