

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.

WENDY SWINEHART, TRUSTEE 407 Ocean Boulevard A5

1. Seller and Property Address: **CRAIG M. SWINEHART, TRUSTEE Hampton, NH 03842**

2. Association Name (if applicable): Ocean Spray Condominium Association

3. Property Manager/Agent: Donna Hume Evergreen Phone: (603) 622-7000

4. GENERAL AND LEGAL

Property Management

- 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 garage spots
- f. Are you aware of any pending or existing litigation? Yes No If Yes, please explain: 218-2025-CV-00619

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
with express written permission from the Board

5. MASTER INSURANCE POLICY

a. Name of Company: State Farm Fire and Casualty Company

b. Name of Agent: Tony Leclerc Insurance Agency, Inc. Phone: (603) 964-5556

6. FINANCIAL

a. Monthly maintenance fee(s): \$ 500.00 (\$1500.00, paid quarterly)

- b. What do the monthly fees include?
- | | | |
|---|---|---|
| <input type="checkbox"/> Air Conditioning | <input checked="" type="checkbox"/> Hot Water | <input type="checkbox"/> Road Maintenance |
| <input checked="" 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 checked="" type="checkbox"/> Garage/Parking | <input type="checkbox"/> Real Property Tax | <input checked="" 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: _____

d. Are you aware of any special assessments or loans in effect at this time? Yes No

If Yes, explain: _____

Additional Comments: exterior doors, windows, siding included in association fees + garage doors

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.

Craig M. Swinehart TRUSTEE 19 Feb 2020
 SELLER CRAIG M. SWINEHART, TRUSTEE DATE

Wendy E. Swinehart TRUSTEE 19 FEB 2020
 SELLER WENDY SWINEHART, 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 _____