New Hampshire Association of REALTORS® Standard Form



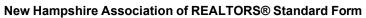
TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS

APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING. SELLER: John A. Leonard and Susan T. Leonard PROPERTY LOCATION: 2 Meadow Ln, Amherst, NH 03031 CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Tyes Vo SELLER: has ☐has not occupied the property for 3 years. **WATER SUPPLY** Please answer all questions regardless of type of water supply. a. TYPE OF SYSTEM: ☐ Public ✓ Private □ Seasonal □ Unknown Other Never had any issues with the system. ☐ Drilled ✓ Dug **b.** INSTALLATION: Location: Date of Installation: Installed By: What is the source of your information? **c.** USE: Number of persons currently using the system: 4 **✓** No MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: ☐ Yes **✓** No Unknown Quality: ☐ Yes **✓** No If YES to any question, please explain in Comments below or with attachment. ☐ Yes ✓ No WATER TEST: Have you had the water tested? Date of most recent test IF YES to any question, please explain in Comments below or with attachment. Are you aware of any test results reported as unsatisfactory or satisfactory with notations? IF YES, are test results available? ☐Yes ☐No What steps were taken to remedy the problem? COMMENTS: Pump is 3 yrs old, we never have lost water or had any issue with the well **SEWAGE DISPOSAL SYSTEM** Community/Shared: Yes No. TYPE OF SYSTEM: Public: Yes Private: Yes Unknown Septic Design Available:

☐Yes ☐No b. IF PUBLIC OR COMMUNITY/SHARED Have you experienced any problems such as line or other malfunctions? Yes What steps were taken to remedy the problem? c. IF PRIVATE: ☐ Unknown TANK: ☑ Septic Tank ☐ Holding Tank ☐ Cesspool Unknown Tank Size Gal. Other Tank Type Concrete Unknown Other ☐Metal Location Unknown Date of Installation: Location: Date of Last Servicing: 9/11/2025 Name of Company Servicing Tank: Southern Septic Have you experienced any malfunctions? ☐ Yes ✓ No Comments: SELLER(S) INITIALS BUYER(S) INITIALS





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	PR	PROPERTY LOCATION: 2 Meadow Ln, Amherst, NH 03031								
	d. e.	IF YES, Location Date of installati Have you experi Comments: IS SYSTEM LOC	Yes No n: on of leach field: enced any malfunct CATED ON "DEVEL	ions?	Yes [∄ No ONT" as des	_ Size: _ Installed By: _ cribed in RSA 48	5-A? <u></u> Yes	□No	
		IF YES, has a septic system evaluation been done within 180 days? Date of Evaluation: Comments: FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501								
7.	INS	<u>SULATION</u>	LOCATION Attic or Cap Crawl Space Exterior Walls Floors	Yes V V V V V V V V V V V V V V V V V V	No	Unknown				Unknown □ □ □ □ □ □ □ □ □ □ □
8.	HA	ZARDOUS MATE	ERIAL							
	a. UNDERGROUND STORAGE TANKS - Current or previously existing: Are you aware of any past or present underground storage tanks on your property?									
	b.	As insulation on	Yes No	-	ıcts? In t	he roofing sh	No	n ∐Yes ∐Yes		☐Unknown ☐Unknown
	C.	Has the property If YES: Date: Results:	been tested since	Yes ☐1	b <u> </u>	Unknown By: Yes	No			
	SELLER(S) INITIALS BUYER(S) INITIALS © 2024 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 9.2024									



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d.	RADON/WATER - Current or previously existing: Has the property been tested?						
	Results: If applicable, what remedial steps were taken?						
	Has the property been tested since remedial steps? ☐Yes ☐No Are test results available? ☐Yes ☐No Comments:						
e.	LEAD-BASED PAINT - Current or previously existing:						
e.	Are you aware of lead-based paint on this property?						
	Are you aware of any cracking, peeling, or flaking lead-based paint? [Yes No No No No No No No No No N						
f.	Are you aware of any other hazardous materials? ☐Yes ☑No If YES: Source of information: Comments:						
	ENERAL INFORMATION						
a.	Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?						
	What is your source of information?						
b.	Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?						
C.	Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?						
C.	The you aware of any offsite faithins of any other factors, such as soil, flooding, drainage, etc. ☐ Yes ☐ No If YES, Explain:						
d.	Are you aware of any problems with other buildings on the property? Yes No If YES, Explain:						
e.	Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? TYES NO UNKNOWN If YES, Explain:						
f.	Is this property located in a Federally Designated Flood Hazard Zone? ☐Yes ☑No ☐_Unknown Comments:						
g.	Has the property been surveyed? ☐ Yes ☐ No ☑ Unknown If YES, By: If YES, is survey available? ☐ Yes ☐ No ☐ Unknown						
h.	How is the property zoned? _{Res}						
i.	Heating System Age: 1 yr Type: Forced hot air Fuel: LP Tank Location: Right side of house						
	Owner of Tank: Ciardelli						
	Annual Fuel Consumption: Price: Gallons:						
	Date system was last serviced and by whom? Secondary Heat Systems:						
	Comments:						
j.	Roof Age: 1 yr Type of Roof Covering: Shingles Moisture or leakage: None Comments:						
	Continuents.						
SELLE	ER(S) INITIALS ML SL BUYER(S) INITIALS /						

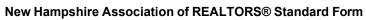


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DDODEDTY I OCATION: 0.37 1 7 4 1 4 397 00004	

	OPERTY LOCATION: 2 Meadow Ln, Amherst, NH 03031 Foundation/Basement: ☑ Full ☐ Partial ☐ Other: _		Type:			
	Moisture or leakage _{None}					
	Comments:					
I.	Chimney(s) How Many? 2Lined? Comments:		yr Problems? None			
m.	Plumbing Type: PVC and copper Comments:	Age: _				
n.	Domestic Hot Water: Age: 6 yrs	Type: Electeic	Gallons: _{40 gallon}			
Ο.	Electrical System: # of Amps 200 Comments:					
	Solar Panels: Leased Owned If leased, explain Comments:					
p.	Modifications: Are you aware of any modifications or re If Yes, please explain:	pairs made without the n	ecessary permits? ☐Yes ☑No			
q.	Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type:					
r.	Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) ☐ Yes ☑ No If YES, please explain:					
s.	Air Conditioning: Type: Furnac Age: 2 yr Comments:	Date Last Serviced	d and by whom: <u>1 yr</u>			
t.	Pool: Age: Heated:YesNo Type:	Last Da	ate of Service:			
u.	Generator: Portable:YesNo Whole House: If Portable:IncludedNegotiable Comments:	Yes <u></u> No Kw/Size:	Last Date of Service:			
٧.	Internet: Type Currently Used at Property: Xfinity					
w.	Other (e.g. Alarm System, Irrigation System, etc.)					
	E TO PURCHASER(S): PRIOR TO SETTLEMENT YOU					
CESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER						
	DILIGENCE YOU DEEM NECESSARY WITH RE					

<u>NO</u> NE BE DU REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.





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	PR	ROPERTY LOCATION: 2 Meadow Ln, Amherst, NH 03031		
10.		DDITIONAL INFORMATION		
	a.	ATTACHMENT EXPLAINING CURRENT PROBLEMS, F	PAST REPAIRS, OR ADDITIONAL INFORMATION	ON?
		☐Yes ☑No		
	b.	ADDITIONAL COMMENTS:		
AC	KNO	OWLEDGEMENTS:		
		ER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED T	THE ABOVE INFORMATION AND THAT SHOU	INFORMATION IS
		RATE, TRUE AND COMPLETE TO THE BEST OF HIS/HE		
		SCLOSE THE INFORMATION CONTAINED HEREIN TO O		
SE	LLE	ER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY F	AILURE TO PROVIDE <u>KNOWN</u> INFORMATION	N TO BUYER(S).
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JL.		IN DAIL	SELLEN	DATE
		R ACKNOWLEDGES RECEIPT OF THIS PROPERTY		
		EDING INFORMATION WAS PROVIDED BY SELLER		
		OSURE STATEMENT IS NOT A REPRESENTATION, V		
		ERTY BY EITHER SELLER OR BROKER. BUYER IS E		
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