New Hampshire Association of REALTORS® Standard Form



#### TO BE COMPLETED BY SELLER

KMA

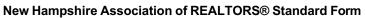
SELLER(S) INITIALS

RDA

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.

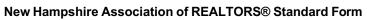
NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING. **SELLER:** Karen M Austin and Robert D Austin 2. **PROPERTY LOCATION:** 7 Fox Run Rd, Unit 06, Amherst, NH 03031 CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ✓ Yes No **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 Drilled Other Dug **b.** INSTALLATION: Location: Northwest corner of unit Installed By: Unknown Date of Installation: 2001 What is the source of your information? Information provided by previous owners/HOA **c.** USE: Number of persons currently using the system: 2 Does system supply water for more than one household? Yes  $\square$ No d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Quantity: Yes No Pump: Yes Quality: Yes Unknown If YES to any question, please explain in Comments below or with attachment. e. WATER TEST: Have you had the water tested? ✓ Yes ☐ No Date of most recent test 12/22 IF YES to any question, please explain in Comments below or with attachment. IF YES, are test results available? ☐ Yes **☑** No What steps were taken to remedy the problem? COMMENTS: Per previous Owner submersible pump was replaced in early 2022 **SEWAGE DISPOSAL SYSTEM** Yes No TYPE OF SYSTEM: Public: Yes No Community/Shared: Private: Yes No Unknown Septic Design Available: Yes **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 Septic Tank Holding Tank Other TANK: Cesspool Tank Size Gal. Unknown Other Tank Type Concrete ☐ Metal Unknown Other Location: Entry to first cul-de-sac on Fox Run R Location Unknown. Date of Installation: 1989 Name of Company Servicing Tank: Souhegan Septic Date of Last Servicing:\* Have you experienced any malfunctions? Yes V No COMMENTS: Septic pumped Summer 2025\*, septic pumped every 6 months per HOA

**BUYER(S) INITIALS** 





	PR	ROPERTY LOCATION: 7 Fox Run Rd, Unit 06, Amherst, NH 03031							
	d.	LEACH FIELD	D: Yes Lition: East side of acce	_				<b>☑</b> Unknown	
			lation of leach field: 1			Size Installed By: <sup>[]</sup>		OTKIOWIT	
			perienced any malfun		es 🔽 No	IIIstalled by. <u>G</u>	JIKITOWIT		
		• •	nformation provided						
	•	<del></del>	OCATED ON "DEVE			coribod in DSA 195	12 DV02 DN	o Unknown	
	e.		a septic system evalu					O LI OHKHOWH	
			uation:		-				
		Comments:							
			IONAL INFORMATI ENTAL SERVICES S				ITACT THE NH D	EPARTMENT OF	
7.	INS	BULATION	LOCATION	Yes No	<u>Unknown</u>	If YES, Type	<u>Amount</u>	<u>Unknown</u>	
			Attic or Cap		<b></b>			$\overline{\square}$	
			Crawl Space Exterior Walls					<u> </u>	
			Floors	H H				<u> </u>	
				ΗН	_#				
8.	НΔ	ZARDOUS MA	 ΔTFRΙΔΙ					<u> </u>	
٠.	a.		UND STORAGE TAI	NKS - Current o	or previously ex	isting:			
		Are you awar	e of any past or pres	ent u <u>nd</u> ergroun	d storage tanks		☑Yes ☐No ☐U	Inknown	
		IF YES: Are tanks currently in use? ✓ Yes □ No							
	IF NO: How long have tank(s) been out of service?								
		What materials are, or were, stored in the tank(s)? Propane  Age of tank(s): 8 Years  Size of tank(s): Unknown							
		•	,		` '		)		
Location: Middle of common area field on west side of access road and behind Unit #10  Are you aware of any past or present problems such as leakage, etc? Yes No									
		Comments: _							
			o longer in use, have nformation provided			Yes N	o <u> </u>		
	b.	ASBESTOS -	- Current or previou	sly existing:					
		As insulation	on the heating syste	m pipes or ducts	s? ☐ Yes ☑ N	lo Unknown			
		In the siding?		Unknown	In the roofing	shinales?	☐Yes ☑No ☐Yes ☑No	Unknown Unknown	
			ce of information:						
		Comments: _							
	c.		- Current or previou						
		Has the property been tested? Yes No Unknown							
		If YES: Date:		Ву:					
		Results:		If appl	icable, what rem	edial steps were tal	ken?		
If YES: Date:By:									
Comments: Provisions for a radon mitigation system installed at construction per Premier Inspection Report							rt		
		[	una aan						
SI	SELLER(S) INITIALS								





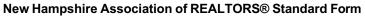
	PROPERTY LOCATION: 7 Fox Run Rd, Unit 06, Amherst, NH 03031								
	d.	RADON/WATER - Current or previously existing:  Has the property been tested? Yes \( \text{No} \) \( \text{Unknown} \)  If YES: Date: \( \frac{12/09/22}{2} \)  Results: \( \frac{Passed}{2} \)  Has the property been tested since remedial steps? \( \text{No} \)  Are test results available? Yes \( \text{No} \)  Comments:							
	e.	LEAD-BASED PAINT - Current or previously existing:  Are you aware of lead-based paint on this property?							
	f.	Comments:  Are you aware of any other hazardous materials?  If YES: Source of information:  Comments:							
•	<b>Ω</b> Ε								
9.		ENERAL INFORMATION  Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?  ☐ Yes ☐ No ☐ Unknown If YES, Explain: HOA Covenants							
	b.	What is your source of information?  Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?  Yes No Unknown If YES, Explain: One time buyer's fee of \$500.00/\$1,000.00 (2027) Reserve Fund  What is your source of information? HOA							
	C.	Are you aware of any onsite landfills or 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.?  Yes 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? Residential							
	i.	Heating System Age:       10 Yrs       Type:       FHA       Fuel:       Propane       Tank Location:       Behind Unit 10							
		Owner of Tank: Ciardelli Fuel							
		Annual Fuel Consumption: 2025 Price: \$4.29 Gallons: 654.7 Gals							
		Date system was last serviced and by whom? 05/28/2025							
		Secondary Heat Systems: None							
		Comments: Inducer Motor in furnace replace 08/06/2025							
	J.	Roof Age: 18 Type of Roof Covering: Asphalt Singles  Maisture or lookage: None							
		Moisture or leakage: None  Comments:							
		COMMICING.							





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k.	Foundation/Basement					
I.	Chimney(s)       How Many? 1       Lined? Yes       Last Cleaned:       Problems? None         Comments:       Previous owners rarely used it-sellers have not used it; information provided by previous owners					
m.	Plumbing     Type: Copper     Age: 24       Comments: Information provided by previous owners					
n.	Domestic Hot Water   Age: 2 Years   Type: Propane   Gallons: 40 Gals					
	Electrical System # of Amps 200					
	Solar Panels: Leased Owned If leased, explain terms of agreement:  Comments: Information provided by previous owner					
p.	Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐Yes ☑No If Yes, please explain:					
q.	Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☑No Type:Comments:					
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: Central       Age: 10 Yrs       Date Last Serviced and by whom: 06/25         Comments: Age per previous Owner					
t.	Pool Age: N/A Heated: ☐ Yes ☑ No Type:Last Date of Service:					
	By Whom:					
u.	Generator Portable: ☐ Yes ☑ No Whole House: ☐ Yes ☐ No Kw/Size: Last Date of Service: Last Date of Service: Comments: Last Date of Service:					
٧.	Internet Type Currently Used at Property: Fidium					
w. Other (e.g. Alarm System, Irrigation System, etc.) 3-Zone Irrigation System with programmable controller Comments: Serviced spring/fall yearly, new control box installed Spring 2025						
	E TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM SARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY NTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER					





	PROPERTY	LOCATION:	7 Fox Run Rd, 06, Amherst, NH 0303	1				
10.			<u>ON</u> AINING CURRENT PROBLEMS, P.	AST REPAIRS, OR AD	ODITIONAL INFORMA	ATION?		
		ONAL COMME	NTS:					
	*See Attachr	ment*						
<u>ACI</u>	KNOWLEDG	EMENTS:						
ACC	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.							
SEL	LER(S) MA	Y BE RESPON	SIBLE AND LIABLE FOR ANY FA	AILURE TO PROVIDE	KNOWN INFORMAT	TION TO BUYER(S).		
Ka	ren M Aust	tin	dotloop verified 11/18/25 7:46 PM EST ECIX-DCD6-A9XY-GEU5	Robert D Austin	v	dotloop verified 11/18/25 7:25 PM EST MRWV-ZUOP-CXFI-LNMI		
SEL	.LER		DATE	SELLER		DATE		
PRE DIS PRO ANI	ECEDING IN CLOSURE S OPERTY BY D INVESTIG	NFORMATION STATEMENT I EITHER SEL GATIONS VIA	RECEIPT OF THIS PROPERTY WAS PROVIDED BY SELLER S NOT A REPRESENTATION, W LER OR BROKER. BUYER IS E LEGAL COUNSEL, HOME, ST IDENTLY VERIFY INFORMATION	AND IS NOT GUA VARRANTY OR GUAI NCOURAGED TO UN RUCTURAL OR OT	ARANTEED BY BRO RANTY AS TO THE IDERTAKE HIS/HER HER PROFESSION	OKER/AGENT. THIS CONDITION OF THE OWN INSPECTIONS AL AND QUALIFIED		
	ÆR	KMA	DATE	BUYER		DATE		
SE	LLER(S) INITI	ALO11/18/25	11/18/25		BUYER(S) INITIALS _			