

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.

1. Seller and Property Address: Karen M Austin and Robert D Austin
7 Fox Run Rd, Unit 06, Amherst, NH 03031
2. Association Name (if applicable): Fox Meadow Condominium of Amherst
3. Property Manager/Agent: Fred Hurwitz (fred.hurwitz@comcast.net) Phone: 603-488-1925

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: 6
- f. Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: _____
- 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: Union Mutual (Policy #80P0041785)
- b. Name of Agent: Boufford Insurance Agency Phone: 603-673-7228

6. **FINANCIAL**

- a. Monthly maintenance fee(s): \$550.00
- b. What do the monthly fees include?
- | | | |
|--|---|--|
| ☐ Air Conditioning | ☐ Hot Water | ☒ Road Maintenance |
| ☐ Cable TV Signal | ☒ Landscaping | ☒ Sewer |
| ☐ Electricity | ☐ Lot Rent | ☒ Snow Removal |
| ☐ Garage/Parking | ☐ Real Property Tax | ☒ Trash Removal |
| ☐ Gas | ☒ Recreation/Community Association Dues | ☒ Water |
| ☒ Other: <u>Irrigation</u> | | |
- c. Are there any additional fees? If so, please specify: One-time transfer of ownership of \$500.
- d. Are you aware of any special assessments or loans in effect at this time? ☒ Yes ☐ No
- If Yes, explain: special assessment voted in by community at 12/2025 board meeting of \$2000 over 2 yrs for future projects.

Additional Comments: Seller has paid \$1000 of the special assessment and will pay an additional \$500 prior to closing, leaving a \$500 balance.
Buyer will be responsible for final \$500 payment due 7/1/27.

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.

Karen M Austin
 SELLER _____ DATE _____

Robert D Austin
 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 AND OTHER ADVISORS.

 BUYER _____ DATE _____

 BUYER _____ DATE _____