

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: Rachel Valley
4 Brookside Drive #10, Exeter, NH 03833

2. Association Name (if applicable): The Oaklands Condominium Association

3. Property Manager/Agent: S.S Maguire Management www.maguiremanagement.com Phone: 603-868-1262

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 Assigned (Spaces # 77 & # 97)
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: Vermont Mutual
b. Name of Agent: Sevigney Lyons Phone: 307-646-8388

6. **FINANCIAL**

a. Monthly maintenance fee(s): \$ 590
b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input checked="" type="checkbox"/> Hot Water	<input checked="" 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 checked="" type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input checked="" type="checkbox"/> Trash Removal
<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Other: _____		

c. Are there any additional fees? If so, please specify: HOA requires annual furnace cleaning -Through HOA's Vendor
d. Are you aware of any special assessments or loans in effect at this time? Yes No
If Yes, explain: The condo association is in the second year of payback period for a 1 million improvements loan per below:
Additional Comments: New roofs on all 6 buildings, completed 2025, New siding on all 6 buildings, 2025, Association is at the mid-point of completing improvements of the entire property, including plans to install a new sewer pump, storm water drainage, weather proofing buildings.

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.

Rachel Valley

dotloop verified
01/21/26 3:53 PM EST
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SELLER

DATE

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