

**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: Carl E. Walter, Trustee of The Carl E. Walter Revocable Trust  
3 Montrose Drive, Unit 3 Stratham, NH 03885

2. Association Name (if applicable): Montrose Condominium Association

3. Property Manager/Agent: Clark Simpson Miller (Accounting), Montrose Board of Directors Phone: Montrosebod@gmail.com

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: One Space, Unassigned (See Regs)  
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: Sevigney Insurance  
b. Name of Agent: Dana Michaud Dana@sevigney-lyons.com Phone: 207-646-8388

6. **FINANCIAL**

a. Monthly maintenance fee(s): \$395  
b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input 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 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
<input type="checkbox"/> Other: _____		

c. Are there any additional fees? If so, please specify: See below- Capital Contribution Fee  
d. Are you aware of any special assessments or loans in effect at this time?  Yes  No  
If Yes, explain: \_\_\_\_\_

Additional Comments: Buyers are responsible for capital contribution fee equal to 2 months condo fee at the time of closing to condo assoc.

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.**

*Carl E. Walter*

dotloop verified  
12/15/25 8:17 AM EST  
WBJ748MC-PUOE-29A8

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