

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: Equity Trust Co Custodian FBO Charles M. Radler Jr. IRA
75 Spinnaker Way, Portsmouth, NH 03801
2. Association Name (if applicable): Spinnaker Point Condo Association
3. Property Manager/Agent: S. S. Maguire Management 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: 1 + 1 car garage
- f. Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: Not applicable
- 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: Contact S.S. Maguire Management
- b. Name of Agent: _____ Phone: _____

6. **FINANCIAL**

- a. Monthly maintenance fee(s): \$586
- 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>Master Insurance Policy</u>		
- c. Are there any additional fees? If so, please specify: No
- d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No
If Yes, explain: N/A
Additional Comments: N/A

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.

Charles M Radler Jr.
SELLER _____
DATE _____

dotloop verified
06/26/20 11:29 AM EDT
NJIS-CV9P-61M1-0NMF

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 _____