

**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: Paul H. Carr, Virginia Kilpack, 134 Jenkins Rd Bedford NH
  2. Association Name (if applicable): Winstone at Bedford
  3. Property Manager/Agent: Evergreen Management Harvard Phone: 603-622-7000
  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: Garage & Driveway
    - 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: Peter Ackerson / State Farm Liability Ins.
    - b. Name of Agent: \_\_\_\_\_ Phone: \_\_\_\_\_
  6. **FINANCIAL**
    - a. Monthly maintenance fee(s): \$ ~~XXXX~~ \$600.00
    - b. What do the monthly fees include?
 

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input checked="" type="checkbox"/> Landscaping	<input 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 type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
    - 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: \_\_\_\_\_
- Additional Comments: \_\_\_\_\_

**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.

Paul Carr 4/10/2024  
 SELLER DATE

Virginia Kilpack 4/10/2024  
 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