

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.

- Lauren P. Dorr - trustee** **5 Durgin Circle**
Timothy K. Dorr **Campton, NH 03223**
1. Seller and Property Address: _____
2. Association Name (if applicable): Waterville Estates
3. Property Manager/Agent: _____ Phone: _____
4. **GENERAL AND LEGAL**
- a. Are there any Association or Corporation approvals required for transfer of Ownership? ___ Yes x No ___ Unknown
- b. Is there a time share operation existing at Property? ___ Yes x No ___ Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? ___ Yes x No ___ Unknown
- d. Are you aware of any rental, use or age restrictions? ___ Yes x No ___ Unknown
- e. Number of allocated parking spaces available for this unit: Private Driveway +/- 6 cars
- f. Are you aware of any pending or existing litigation? ___ Yes x No If Yes, please explain: _____
- g. Are the minutes of the Condominium Association annual meeting available? x Yes ___ No ___ Unknown
- h. Are there any pet policies? Restrictions: ___ Yes x No Dogs/Cats Allowed: x Yes ___ No
5. **MASTER INSURANCE POLICY**
- a. Name of Company: _____
- b. Name of Agent: _____ Phone: _____
6. **FINANCIAL**
- a. Monthly maintenance fee(s): \$ 872.56 yearly
- b. What do the monthly fees include?
- | | | |
|----------------------|--|---------------------------|
| ___ Air Conditioning | ___ Hot Water | <u>x</u> Road Maintenance |
| ___ Cable TV Signal | ___ Landscaping | ___ Sewer |
| ___ Electricity | ___ Lot Rent | ___ Snow Removal |
| ___ Garage/Parking | ___ Real Property Tax | ___ Trash Removal |
| ___ Gas | <u>x</u> Recreation/Community Association Dues | ___ Water |
| ___ Other: _____ | | |
- c. Are there any additional fees? If so, please specify: \$526 biannual water bill / \$2600CIF paid by buyer
- d. Are you aware of any special assessments or loans in effect at this time? ___ Yes x 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.

Signed by: 6/17/2026

SELLER Timothy K. Dorr **DATE**

Signed by: 6/17/2026

SELLER Lauren P. Dorr - trustee **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