

MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

1. SELLER: 305 Cedar LLC
2. PROPERTY LOCATION: 305 Cedar Street, Manchester, NH 03103
3. GENERAL INFORMATION:
- a. Number of city/town approved units: 9
- b. Number and type of appliances included in sale: Refrigerator x 9, Stove x 9
- c. Number and location of washer / dryer hookups: N/A
- d. Number and type of electrical service entrances: 10 circuit breaker panels & meters (1 house + 9 units)
- e. Number and type of heating systems (note ages): Natural Gas, Forced HW boiler, age unknown
- f. Any rented water heaters, burners or other equipment or appliances? ☐ Yes ☒ No If yes, please explain: N/A
- g. Any other leases or contracts for services on the building? ☐ Yes ☒ No If yes, please specify: N/A
- h. Is a municipal certificate of compliance required? ☒ Yes ☐ No If yes, list date of expiration: _____
- i. Are there any outstanding state or local lead based paint abatement orders or code enforcement orders? No
If yes, please explain: N/A
- j. Smoke detectors: Locations Apartments, hallways, basement Hard-wired? ☒ Yes ☐ No
4. RENT SCHEDULE: See attached rent roll.

Unit #	Lease (Y/N) or Vacant?	Length of Tenancy	Lease Expires?	Monthly Rent (See Below)	Is Rent Current?	Amount of Security Deposit	Tenant Pays (Check) See Legend Below			Landlord Pays (Check) See Legend Below						
_____	_____	_____	_____	_____	_____	_____	☐ H	☐ HW	☐ E	☐ W	☐ S	☐ H	☐ HW	☐ E	☐ W	☐ S
_____	_____	_____	_____	_____	_____	_____	☐ H	☐ HW	☐ E	☐ W	☐ S	☐ H	☐ HW	☐ E	☐ W	☐ S
_____	_____	_____	_____	_____	_____	_____	☐ H	☐ HW	☐ E	☐ W	☐ S	☐ H	☐ HW	☐ E	☐ W	☐ S
_____	_____	_____	_____	_____	_____	_____	☐ H	☐ HW	☐ E	☐ W	☐ S	☐ H	☐ HW	☐ E	☐ W	☐ S
_____	_____	_____	_____	_____	_____	_____	☐ H	☐ HW	☐ E	☐ W	☐ S	☐ H	☐ HW	☐ E	☐ W	☐ S
_____	_____	_____	_____	_____	_____	_____	☐ H	☐ HW	☐ E	☐ W	☐ S	☐ H	☐ HW	☐ E	☐ W	☐ S
_____	_____	_____	_____	_____	_____	_____	☐ H	☐ HW	☐ E	☐ W	☐ S	☐ H	☐ HW	☐ E	☐ W	☐ S
_____	_____	_____	_____	_____	_____	_____	☐ H	☐ HW	☐ E	☐ W	☐ S	☐ H	☐ HW	☐ E	☐ W	☐ S
_____	_____	_____	_____	_____	_____	_____	☐ H	☐ HW	☐ E	☐ W	☐ S	☐ H	☐ HW	☐ E	☐ W	☐ S

Monthly Rent: If vacant please enter most recent rent.

Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer

Have any tenants given notice or have you served notices to quit or started eviction proceedings against any tenants? No.

Comments: None.

SELLER(S) INITIALS tb / _____

BUYER(S) INITIALS _____ / _____

MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

PROPERTY LOCATION: 305 Cedar Street, Manchester, NH 03103

5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): N/A

6. EXPENSE INFORMATION:

- a. Annual real estate taxes and year: \$16,692 (2025)
- b. Annual hazard insurance: \$4,800
- c. Annual snow removal expense: \$1,000
- d. Annual lawn mowing, yard maintenance expense: \$1,000
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft: Unknown Cost: ~~\$12,000~~ ~ \$12,000
- f. Annual electric costs paid by landlord: \$300
- g. Annual trash removal expense: \$0 (Public)
- h. Other expenses: _____

7. ADDITIONAL INFORMATION:

- a. Attachment regarding expenses, rents, lease information or additional information? ☒ Yes ☐ No
- b. Additional comments:

See pro Forma Financials

8. 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: <u>Timothy BAXTER</u>	3/21/2026 12:14 PDT	
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 OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

	DATE		DATE
BUYER		BUYER	