

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



New Hampshire Association of REALTORS® Standard Form

1. SELLER: John Kears

2. PROPERTY LOCATION: 626 West Main St. & 128 Dam Rd. Hillsborough, NH 03244

3. GENERAL INFORMATION:

a. Number of city/town approved units: 13 + Apt + House = 15

b. Number and type of appliances included in sale: 12 microwaves, 12 Ref., 5 Range  
1 Dishwasher

c. Number and location of washer / dryer hookups: 2/5

d. Number and type of electrical service entrances: 5

e. Number and type of heating systems (note ages): 2 Furnace  
Blue Base Board each room

f. Any rented water heaters, burners or other equipment or appliances?  Yes  No If yes, please explain: 6 not rented

g. Any other leases or contracts for services on the building?  Yes  No If yes, please specify:

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? None  
If yes, please explain:

j. Smoke detectors: Locations Each Room at Units  Hard-wired?  Yes  No

4. RENT SCHEDULE:

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
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N/A. Motel, so No leases or security deposits. Owner pays all Utilities as it's included in the daily rent and with the extended stay weekly/monthly paying occupants.

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): \_\_\_\_\_

6. EXPENSE INFORMATION: \$11,271 to \$13,000+/-ish Annual Total Property Taxes between both parcels of 626 West Main St. & 128 Dam Road Land Parcel.

a. Annual real estate taxes and year: \_\_\_\_\_

b. Annual hazard insurance: \_\_\_\_\_

c. Annual snow removal expense: Sold \_\_\_\_\_

d. Annual lawn mowing, yard maintenance expense: Self \_\_\_\_\_

e. Annual fuel consumption paid by landlord: # Gallons, cu.ft: \_\_\_\_\_ Cost: tax - \$500

f. Annual electric costs paid by landlord: tax - \$12,000

g. Annual trash removal expense: \_\_\_\_\_ **\$160 Monthly = \$1,920 Total Annual Trash removal.**

h. Annual water/sewer expenses paid by landlord: \_\_\_\_\_

i. Other expenses: \$233 Monthly = \$2,796 Annual TV & internet.

7. ADDITIONAL INFORMATION:

a. Attachment regarding expenses, rents, lease information or additional information?  Yes  No

b. Additional comments:

\_\_\_\_\_

\_\_\_\_\_

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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.**

*John R. Kergil*

dotloop verified  
06/01/26 10:08 PM EDT  
PY03-QYNF-Q6VO-HJJX

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.**

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_