Authentisign ID: 73D3418D-01B3-F111-A6A7-000D3A4FF82A

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

REALTOR® EQUAL HOUSING OPPORTUNITY

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: **Kimberly Betters Brian Betters** **96 Ledgewood Lane Brownfield, Maine 04010**
2. Association Name (if applicable): Saco River Shores H.O.A
3. Property Manager/Agent: Bernard Talty Phone: 207-890-6128
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: N/A
   - **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: Liberty Mtual
   - b. Name of Agent: Chalmers Insurance Grop _____ Phone: 207-935-2021
6. FINANCIAL
   - **a.** Monthly maintenance fee(s): $ 50.00
   - **b.** What do the monthly fees include?

__ Air Conditioning	__ Hot Water	X Road Maintenance
__ Cable TV Signal	__ Landscaping	__ Sewer
__ Electricity	__ Lot Rent	X Snow Removal
__ Garage/Parking	__ Real Property Tax	__ Trash Removal
__ Gas	__ Recreation/Community Association Dues	__ Water
__ Other: _____		

   - **c.** Are there any additional fees? If so, please specify: None
   - **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.

Authentisign Brian Betters	09/18/2026	Authentisign Kimberly Betters	09/18/2026
SELLER **Brian Betters**	DATE	SELLER **Kimberly Betters**	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

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