

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



**New Hampshire Association of REALTORS® Standard Form**

1. **SELLER:** Yasha Joy Biron

2. **PROPERTY LOCATION:** 518 Province Road, Gilmanton, NH 03237

**3. GENERAL INFORMATION:**

a. Number of city/town approved units: 4

b. Number and type of appliances included in sale: Apartment 1and2 refrigerator and stove. Apartment 2washer and dryer

c. Number and location of washer / dryer hookups: In each apartment. (Tenant owns hers)

d. Number and type of electrical service entrances: 3

e. Number and type of heating systems (note ages): 3 oil electric and pellet stove

f. Any rented water heaters, burners or other equipment or appliances?  Yes  No If yes, please explain: Not sure about store

g. Any other leases or contracts for services on the building?  Yes  No If yes, please specify: Not sure about store

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? \_\_\_\_\_  
 If yes, please explain: \_\_\_\_\_

j. Smoke detectors: Locations All three spaces are up to code 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
Comm.	Y	1yr	06/30/2030	1,400	Yes	None	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input checked="" type="checkbox"/> S	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
Apt1	Y	14yrs	05/31/2027	1,800	Yes	None	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
Apt2	Owner	2.5 yrs					<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
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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:  
Apartment one. Is a long-term renter and would love to be able to stay till 2030 when her daughters graduate high school

SELLER(S) INITIALS 

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

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

**6. EXPENSE INFORMATION:**

- a. Annual real estate taxes and year: 7,800
- b. Annual hazard insurance: 3000
- c. Annual snow removal expense: 0 (Store plows )
- d. Annual lawn mowing, yard maintenance expense: Apt1 pays and deducts it from rent. \$30 a mow
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft.: \_\_\_\_\_ Cost: \_\_\_\_\_
- f. Annual electric costs paid by landlord: 200month in winter
- g. Annual trash removal expense: Na
- h. Annual water/sewer expenses paid by landlord: \_\_\_\_\_
- i. Other expenses: \_\_\_\_\_

**7. ADDITIONAL INFORMATION:**

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

b. Additional comments:

**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.**

<i>Yasha Joy Biron</i>	dotloop verified 04/24/26 11:53 PM EDT FSA8-SNQQ-KH0G-3UHK		
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	BUYER
DATE	DATE

## DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 518 Province Road, Gilmanton, NH 03237

### LEAD WARNING STATEMENT

*Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

### Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
  - (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
  - (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
  - (i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
  - (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgement (initial)

- (c) 

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 Purchaser has received copies of all information listed above.
- (d) 

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 Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
  - (i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
  - (ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgement (initial)

- (f) 

<i>MD</i> <small>04/23/26 9:44 AM EDT dotloop verified</small>
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 Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<div style="display: flex; justify-content: space-between;"> <div style="font-family: cursive; font-size: 1.2em; font-weight: bold;">Yasha Joy Biron</div> <div style="font-size: 0.8em;">dotloop verified 04/22/26 10:02 AM EDT R6SP-23PH-MJEN-SUUI</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>Seller</span> <span>Date</span> </div>	
<div style="display: flex; justify-content: space-between;"> <div style="font-family: cursive; font-size: 1.2em; font-weight: bold;">Mary Duquette</div> <div style="font-size: 0.8em;">dotloop verified 04/23/26 9:44 AM EDT FMGP-JW1B-OSQF-1QNM</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>Agent</span> <span>Date</span> </div>	