

**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.

1. Seller and Property Address: BeoRidge LLC  
124 Ridge Road, Nashua, NH 03062
2. Association Name (if applicable): Doucet Landing Condominium Association
3. Property Manager/Agent: Red Oak Apartment, Craig Labrecque Phone: 603-836-3722

4. **GENERAL AND LEGAL**

- a. Are there any Association or Corporation approvals required for transfer of Ownership? ☐ Yes ☒ No ☐ Unknown
- b. Is there a time share operation existing at Property? ☐ Yes ☒ No ☐ Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? ☐ Yes ☒ No ☐ Unknown
- d. Are you aware of any rental, use or age restrictions? ☐ Yes ☒ No ☐ Unknown
- e. Number of allocated parking spaces available for this unit: Garage space, plus driveway
- f. Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: \_\_\_\_\_
- g. Are the minutes of the Condominium Association annual meeting available? ☐ Yes ☐ No ☐ Unknown
- h. Are there any pet policies? Restrictions: ☒ Yes ☐ No Dogs/Cats Allowed: ☒ Yes ☐ No

5. **MASTER INSURANCE POLICY**

- a. Name of Company: Cross Insurance
- b. Name of Agent: Jim Harrison Phone: 603-206-0959

6. **FINANCIAL**

- a. Monthly maintenance fee(s): \$350
- b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input checked="" type="checkbox"/> Landscaping	<input type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Snow Removal <u>Roads &amp; Sidewalks Only</u>
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Real Property Tax	<input checked="" type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input type="checkbox"/> Recreation/Community Association Dues	<input type="checkbox"/> Water
<input type="checkbox"/> Other: _____		
- c. Are there any additional fees? If so, please specify: 2 months fee due at closing
- d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No  
If Yes, explain: Snow removal is for roads and sidewalks only; road maintenance, electricity, taxes, water and sewer covered in the condo  
Additional Comments: fee is for common areas only like roads and sidewalks; Owners are responsible for snow removal & maintenance of their own driveways & walkways & owners are responsible for their own taxes and utilities for their unit

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.**

Conor Boste As Manager Of Beoridge LLC  
dotloop verified  
05/29/25 7:43 PM EDT  
GNCQ-GBNQ-SHRU-ZPU1

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 AND OTHER ADVISORS.**

\_\_\_\_\_  
BUYER

DATE

\_\_\_\_\_  
BUYER

DATE