

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: Echo Lake Investments, LLC
2. Association Name (if applicable): Twin Peaks Village Homeowners Association
3. Property Manager/Agent: Syed Nuruzzaman Phone: _____

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: 2 in garage & use of 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: N/A
b. Name of Agent: _____ Phone: _____

6. FINANCIAL

- a. Monthly maintenance fee(s): \$ 40/mo HOA fee (2026)
b. What do the monthly fees include?
☐ Air Conditioning ☐ Hot Water ☒ Road Maintenance ☐ Cable TV Signal ☒ Landscaping ☒ Sewer
☐ Electricity ☐ Lot Rent ☒ Snow Removal ☐ Garage/Parking ☐ Real Property Tax ☐ Trash Removal
☐ Gas ☒ Recreation/Community Association Dues ☐ Water ☐ Other: assessment: pond + ground maintenance, snow removal on roads
c. Are there any additional fees? If so, please specify: real estate taxes & property insurance, utilities
d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☐ 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.

SELLER Syed Nuruzzaman DATE 9/24/26 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 _____