PROPERTY DISCLOSURE - LAND ONLY



New Hampshire Association of REALTORS® Standard Form

то	BE (New Hampshire Association of REALTORS® Standard Form			
1.		LLER: Garcia Family Revocable Trust			
2.		OPERTY LOCATION: 332 Grope and Abe Manchester NH 0310			
3.	The	e following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been			
	pre	pared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by			
		LLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. LLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate			
		ents and to prospective BUYERS of this property.			
4.	NOT	ICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE.			
	IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU				
5.		E TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING. TER SUPPLY (Please answer all questions regardless of type of water supply)			
٠.		TYPE OF SYSTEM: None Private Seasonal Unknown			
		Drilled Dug Other at theel			
	b.	INSTALLATION: Location: Installed By:			
	c.	INSTALLATION: Location:			
	٠.	Does system supply water for more than one household? Yes			
	d.	MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water			
		systems? Pump:			
		Quality: Yes No Unknown			
		If YES to any question, please explain in Comments below or with attachment.			
	e.	WATER TEST: Have you had the water tested?			
		To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? \(\subseteq \text{Yes} \subseteq \text{No} \)			
		IF YES, are test results available? ☐ Yes ☐ No			
	f.	What steps were taken to remedy the problem?COMMENTS:			
	١.	COMMENTS.			
6.	SEWAGE DISPOSAL SYSTEM				
	a.	TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No			
		Private: Yes No Unknown: Yes No None: Yes No Septic/Design Plan in Process? Yes No			
		Septic Design Available Yes No			
		Comments: wild to be considered			
	b.	IF PUBLIC OR COMMUNITY/SHARED: Have you experienced any problems such as line or other malfunctions? Yes No			
		What steps were taken to remedy the problem?			
	C.	IF PRIVATE:			
		TANK: Septic Tank Holding Tank Cesspool Unknown Other Tank Size 500 Gal. Unknown Other			
		Tank Type			
		Location: Location Unknown Date of Installation:			
		Date of Last Servicing: Name of Company Servicing Tank: Have you experienced any malfunctions? Name of Company Servicing Tank: Yes No Comments:			
	d.	LEACH FIELD: Test To Other Test Test Test Test Test Test Test Test			
		IF YES: Size Location: Unknown			
		Date of installation of leach field:Installed By: Have you experienced any malfunctions?			
		Comments:			
	e.	IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown			
		IF YES, has a site assessment been done?			
	f.	COMMENTS:			
		EOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NIL DEPARTMENT OF			
		FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU			
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PROPERTY LOCATION:						
7.	HAZARDOUS MATERIAL UNDERGROUND STORAGE TANKS - Current or previously existing: Are you aware of any past or present underground storage tanks on your property? IF YES: Are tanks currently in use? UNKNOWN IF NO: How long have tank(s) been out of service? What materials are anyware storad in the tank(s)?					
What materials are, or were, stored in the tank(s)?Owner of tank(s):Owner of tank(s):						
	Location:					
Are you aware of any problems, such as leakage, etc.?YesNo Comments:						
	Are tanks registered with the Department of Environmental Services (D.E.S.)?					
	If tanks are no longer in use, have tanks been abandoned according to D.E.S.?					
	Comments:					
8.	GENERAL INFORMATION a. Is this property subject to Association fees? ☐ YES ☑ NO ☐ UNKNOWN If YES, Explain:					
	If YES, what is your source of information?					
	b. Is this property located in a Federally Designated Flood Hazard Zone? YES NO UNKNOWN c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? YES NO UNKNOWN If YES, Explain:					
	d. What is your source of information?					
	e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? YES UNO UNKNOWN If YES, Explain:					
	f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN YES, Explain:					
	g. How is the property zoned? h. Has the property been surveyed? i. Has the soil been tested? j. Has a percolation test been done? k. Has a test pit been done? l. Have you subdivided the property? m. Are there any local permits? Light for Source: (19 f) (10 muches) (1					
	n. Are there attachments explaining any of the above?					
	o. Septic/Design plan available? TYES TINO TUNKNOWN p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) TYES TYNO If YES, please explain:					
,	ADDITIONAL INFORMATION:					
,.	ADDITIONAL INI ONWATION.					
10.	0. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.					

BUYER(S) INITIALS_

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SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

ACKNOWLEDGEMENTS:						
SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED						
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.						
Danne B. Houris						
SEGUER DATE	SELLER	DATE				
BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISC	LOSURE RIDER AND HER	EBY 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.						
	1					
BUYER DATE	BUYER	DATE				