

Pierce McLaughry *Group*



69 Etna Road 406 — Lebanon, NH

Leah McLaughry | C: 603.359.8622

Evan Pierce | C: 201.401.4934



Four
Seasons

Sotheby's
INTERNATIONAL REALTY

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE 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 ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. SELLER: Gobind Singh Gill

2. PROPERTY LOCATION: 69 Etna Road #406, Lebanon, NH, 03766

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No

4. SELLER: has has not occupied the property for 4 years years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

b. INSTALLATION: Location: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. USE: Number of persons currently using the system: _____
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
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? Yes No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
If YES, are test results available? Yes No
What steps were taken to remedy the problem?

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No

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 _____ Gal. Unknown Other: _____
Tank Type Concrete Metal Unknown Other: _____
Location: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS GS / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 69 Etna Road #406, Lebanon, NH, 03766

d. LEACH FIELD: Yes No Other: _____
IF YES, Location: _____, Size: _____ Unknown: _____
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? Yes No
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? Yes No Unknown
Source of Information: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

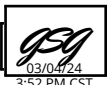
Are you aware of any past or present underground storage tanks on your property? Yes No Unknown IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: _____
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? Yes No Unknown
In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

SELLER(S) INITIALS  /

BUYER(S) INITIALS /

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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: Condo association covenants

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: Condo association dues

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? Yes No

If YES, Explain: _____

e. 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 If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Industrial residential

i. Street (check one): Public Private Association

If private, is there a written road maintenance agreement? Yes No

Additional Information: _____

j. Heating System Age: 4 years Type: Heat pump Fuel: Electric Tank Location: _____

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

SELLER(S) INITIALS / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 69 Etna Road #406, Lebanon, NH, 03766

- k. Roof Age: 4 years Type of Roof Covering: _____
Moisture or leakage: _____
Comments: _____
- l. Foundation/Basement: Full Partial Other: _____ Type: _____
Moisture or leakage: _____
Comments: _____
- m. Chimney(s) How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- n. Plumbing Type: _____ Age: 4 years
Comments: _____
- o. Domestic Hot Water: Age: 4 years Type: Electric Gallons: _____
- p. Electrical System: # of Amps _____ Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____
- r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____
- s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes No If YES, please explain: _____
- t. Air Conditioning: Type: Heat Pump Age: 4 years Date Last Serviced and by whom: _____
Comments: _____
- u. Pool: Age : _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____
- v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____
- w. Internet: Type Currently Used at Property: Xfinity
- x. Other (e.g. Alarm System, Irrigation System, etc.) _____
Comments: _____

NOTICE 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 AND DEPOSIT RECEIPT. 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.

SELLER(S) INITIALS [Signature] / _____

BUYER(S) INITIALS _____ / _____

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
 Yes No

b. ADDITIONAL COMMENTS:

1. A small amount of floor board separation in various locations including by entrance, living room window, and hallway by bedroom/bathroom.
2. The blinds do not fully retract in bedroom.
3. In the corner of the bathroom by the shower head, the siding has some paint discoloration
4. The bathroom shelf was broken and removed.
5. Corner bottom cabinet hinge in the kitchen broken and was replaced.
6. The roof above the parking spot was replaced due to mold from water damage. The water leak in the garage wall was fixed as well.

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

Gobind Singh Gill dotloop verified
03/04/24 3:52 PM CST
KIK9-RH6H-KETV-CV3A
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 DATE

BUYER DATE

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: Gobind Singh Gill, 69 Etna Road #406, Lebanon, NH, 03766

2. Association Name (if applicable): Treetops Condominium Association

3. Property Manager/Agent: Nikkea Kimball Phone: 802-238-7851

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. Number of allocated parking spaces available for this unit: 1
- e. Are you aware of any pending or existing litigation? Yes No If Yes, please explain: _____
- f. Are the minutes of the Condominium Association annual meeting available? Yes No Unknown

5. **MASTER INSURANCE POLICY**

- a. Name of Company: _____
- b. Name of Agent: _____ Phone: _____

6. **FINANCIAL**

- a. Monthly maintenance fee(s): \$ 347.37
 - b. What do the monthly fees include?

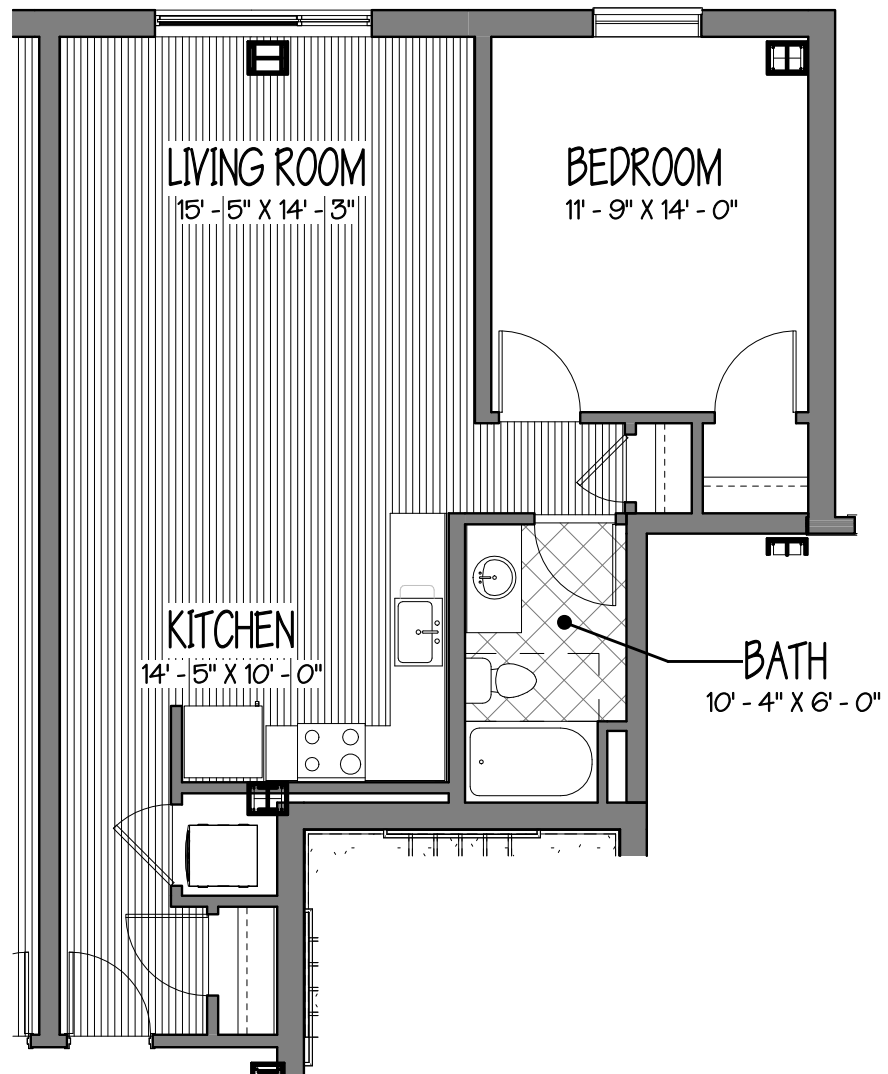
<input type="checkbox"/> Air Conditioning	<input checked="" type="checkbox"/> Hot Water	<input type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Real Property Tax	<input checked="" type="checkbox"/> Snow Removal
<input checked="" type="checkbox"/> Garage/Parking	<input type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Other: _____
 - c. Are there any additional fees? If so, please specify: _____
 - 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.

<i>Gobind Singh Gill</i>	dotloop verified 03/04/24 3:52 PM CST UYZK-LY8B-GUKQ-R6GH	
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



UNITS:
103
203
303



Property Utilities and Services

Property Address 69 Etna Road #406, Lebanon, NH, 03766

Utility Information:

Annual Cost: \$	<u>\$1148</u>	Electric	Co.:	<u>Liberty</u>
\$	_____	Oil	Co.:	_____
\$	_____	Gas Natural	Co.:	_____
\$	_____	Gas Propane	Co.:	_____
\$	_____	Wood	Co.:	_____
\$	_____	Kerosene	Co.:	_____

Septic Maintained by: _____
Last Pumped: _____ Date: _____

Furnace Maintained by: _____
Last Cleaned: _____ Date: _____

Chimney Maintained by: _____
Last Cleaned: _____ Date: _____

Water Tested by: _____
Results: _____ Date: _____

Other _____

Association Contact & Phone #: treetopslebanon@gmail.com

Association Address: 69 Etna Road Lebanon NH 03766

Cable TV Company: None

Phone Company: None

Internet Service: Xfinity

Rubbish Removal: Via HOA

Snow Removal: Via HOA

Misc.: _____

Information herein provided by:

<i>Gobind Singh Gill</i>	dotloop verified 03/04/24 3:52 PM CST UGCE-ZK6Z-MCU3-JIE8
Seller	Date

Seller	Date

Seller	Date

Seller	Date

E # 20008391 07/07/2020 09:03 AM
Book 4534 Page 361 Page 1 of 2
Register of Deeds, Grafton County



LCHIP FEE	GRA147060	25.00
TRANS TAX	GR067703	4,761.00

WARRANTY DEED

ICV Holdings of NH, LLC, a New Hampshire limited liability company with a principal place of business at 30 Main Street, Suite 410, Burlington, Vermont 05401, for consideration paid, grants to **Gobind Singh Gill** of and whose mailing address is 350 S. Jackson St., Denver, CO, 80209, with WARRANTY COVENANTS:

A certain condominium being Unit 406, Unit Type B, in Treetops Condominium, located at 69 Etna Road in the City of Lebanon, Grafton County, New Hampshire, said Condominium having been established pursuant to N.H. R.S.A. 356-B by a Declaration of Condominium dated June 19, 2020, and recorded in the Grafton County Registry of Deeds at Book 4530, Page 85, including the By Laws attached thereto.

Unit 406 is more particularly described in said Declaration and as shown on the Site Plan entitled Condominium Site Plan Treetops Condominium dated June 18, 2020 and recorded in the Grafton County Registry of Deeds as Plan No. 15950, and the Floor Plans entitled "Treetops Lebanon, New Hampshire" dated June 18, 2020, and recorded in the Grafton County Registry of Deeds as Plan No. 15954.

The Unit is conveyed together with a 1.19% undivided interest in the Common Area appurtenant to said Unit, including rights of access, as defined and described in said Declaration, and as said Declaration may be amended pursuant to its terms.

This conveyance is made subject to, and is granted together with the following:

1. The provisions, terms, conditions, restrictions, obligations, covenants and easements contained in said Declaration of Condominium and By-Laws.
2. The provisions of N.H. R.S.A. 356-B.
3. The Registration with the Office of the N.H. Attorney General which registration is recorded in Book 4447, Page 960 of the Grafton County Registry of Deeds.


4. All rights of way, utility easements, covenants, conditions and restrictions of record.

5. Any real estate taxes which are not yet due and payable.

6. The approval by the City of Lebanon Planning Board on April 11, 2016, and the Notice of Action by the City of Lebanon Planning Board dated November 13, 2018.

Meaning and intending to convey a portion of the premises conveyed to the Grantor by deed of Mark L. Pollard and Darlene P. Trottier, Trustees of the Wilson L. Pollard 1993 Revocable Trust and George D. Stoddard and Kathleen M. Stoddard, dated January 29, 2007, and recorded in Book 3372, Page 302 of the Grafton County Registry of Deeds.

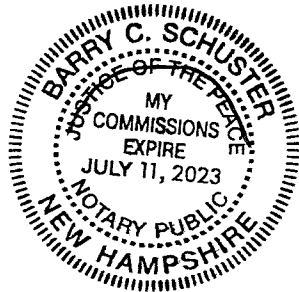
In witness whereof, ICV Holdings of NH, LLC, has caused this instrument to be executed this 1st day of July, 2020.




ICV Holdings of NH, LLC
By: Misty Squires
Its duly authorized Agent

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

On this, the 1st day of July, 2020, before me, the undersigned officer, personally appeared Misty Squires, known to me (or satisfactorily proven) as the person whose name is subscribed to the within instrument and acknowledged that, being so duly authorized on behalf of ICV Holdings of NH, LLC, executed this instrument as her voluntary act and deed on behalf of the company.





Notary Public/Justice of the Peace
My commission expires:



CITY OF LEBANON
 Clerk and Tax Collector Office
 51 N. Park St.
 Lebanon, NH 03766
 603-448-3054

REAL ESTATE TAX BILL

MAIL PAYMENTS TO:

City of Lebanon
 Tax Collector
 51 N Park St.
 Lebanon, NH 03766

GILL, GOBIND SINGH
 69 ETNA RD, UNIT 406
 LEBANON, NH 03766

Office Hours:
 MON - THU 7:00 AM TO 5:00 PM
 CLOSED ON FRIDAYS

ID	MAP/PARCEL	LOCATION OF PROPERTY	TAX YEAR	BILL NUMBER	BILL DATE
16977	26-2-406	69 ETNA 406	2023	2023-2-332259	11/8/2023

8% APR Interest Charged After: **DUE DATE 12/13/2023**

AMOUNT TO PAY \$3,852.00 *

OWNER OF RECORD		TAX CALCULATION	
GILL, GOBIND SINGH 69 ETNA RD, UNIT 406 LEBANON, NH 03766		2023 Tax Rate	
		Municipal	\$2,708.04
		Local Educ	\$3,782.81
		County	\$383.41
		State Educ	\$455.87
		Subtotal:	\$7,330.00
		Less Previously Paid	- \$3,478.00
		BALANCE DUE:	\$3,852.00 *
		*Any past due amounts do not include interest or costs. For an accurate figure, contact the Tax Collector's office at 603-448-3054.	
TAX RATE PER \$1,000		ASSESSED VALUATION	
Municipal	8.97	Building	301,900.00
Local Educ	12.53		
County	1.27		
State Educ	1.51		
TOTAL:	24.28	NET VALUE:	301,900.00

PAYMENT POLICIES	
<ul style="list-style-type: none"> Using blue or black ink only, make checks payable to: City of Lebanon Mail payments to the address listed above Payments may also be made in person (cash/check/credit card), online or dropped in the green drop- off box 	
PAY PROPERTY TAXES ONLINE AT	
https://lebanonnh.gov/	

TAXPAYER INFORMATION
If you are elderly, blind, a veteran or a veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement or deferral.
Application for exemption/credit must be filed by April 15th with the Assessor. (603) 448-1499.
The taxpayer may, by March 1st following the December tax bill, and not afterwards, apply in writing to the Assessors for an abatement. (603) 448-1499.

IF YOU WOULD LIKE A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED STAMPED ENVELOPE



CITY OF LEBANON REAL ESTATE TAX BILL

ID	MAP/PARCEL	LOCATION OF PROPERTY	TAX YEAR	BILL NUMBER	BILL DATE
16977	26-2-406	69 ETNA 406	2023	2023-2-332259	11/8/2023

8% APR Interest Charged After: **DUE DATE 12/13/2023**

AMOUNT TO PAY \$3,852.00 *

GILL, GOBIND SINGH
 69 ETNA RD, UNIT 406
 LEBANON, NH 03766





State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
 7 Eagle Square, Concord, NH 03301-4980
 Phone: 603-271-2152

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now, You Are a Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Gobind Singh Gill		Name of Consumer (Please Print)		Name of Consumer (Please Print)	
<i>Gobind Singh Gill</i>		<small>dotloop verified 02/28/24 12:29 PM EST BBTZ-NTOR-DKFS-OQUM</small>			
Signature of Consumer		Date	Signature of Consumer		Date
Leah McLaughry & Evan Pierce		Date	Four Seasons SIR		
Provided by: Name & License #		Date	(Name and License # of Real Estate Brokerage Firm)		
<input style="width: 50px; height: 20px;" type="text"/>		consumer has declined to sign this form			
(Licensees Initials)					

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.