


Address: 25 Holmeswood Drive		Town: Sandown	State: NH	Zip: 03873
Property Type: Single Family		MLS # 5051947	or NON MLS <input type="checkbox"/>	
Listing Price: \$535,000		Year Built: 1986		
Closing Date: 08/29/2025				
Seller's Office: Coldwell Banker Realty Haverhill MA		Buyer's Office: Century 21 North East		
Seller's Agent: Elizabeth M Ford		Buyer's Agent: Alycia Greenwood		
Is agent on a Team? If yes, Team name: The Abate & Ford Real Estate Team		Is agent on a Team? If yes, Team name: The Fermin Group		
Office Address: 40 Kenoza Avenue, Haverhill, MA		Office Address: 13 Arthur St, Salem, NH 01844		
Agent E-Mail: beth.ford@cbrealty.com		Agent E-Mail: agreenwoodhomes@gmail.com		
Seller Source: Company Lead <input type="checkbox"/> Personal Lead <input type="checkbox"/>		Buyer Source: Company Lead <input type="checkbox"/> Personal Lead <input checked="" type="checkbox"/>		
If Personal, Source:		If Personal, Source: Sphere of Influence		
Seller (Legal Name):		Buyer (Legal Name): Kathleen Steed		
Address(current):		Address(current):		
Seller Email:		Buyer Email: mccabek66@gmail.com		
Lender/Mortgage Company/Cash: CCM		Sales Price: \$ 540,000		
Loan Officer/Processor: Chad Goetz		Commission Based on what Sales Price: \$ 540,000		
Loan Amount: \$510,000		1 st Deposit: \$ 5,400		
Loan Rate:		2 nd Deposit: \$		
Financing Type: Conventional		Total amount held in OUR escrow: \$		
 Do you wish to donate to Fresh Start? If yes, amount \$_____ and please Include Fresh Start Housing Donation Form		Total Commission Amount: \$		
		OUR Commission: \$10,800		
		Co-Broke Commission: \$		
		Amount Due US from Closing: \$10,800		
		Amount Due Seller from Closing: \$		
		Recruiting Bonus/Mentor Fee:		
		Referral Fee:		
		Company/Agent:		
		Address:		
Notes:				

REQUIRED Document Checklists for New Hampshire ONLY

Listing Side

- ☐ HUD/Alta
- ☐ Lead Paint-if built in 1978 or before (including Brochure)
- ☐ Agency Disclosure
- ☐ ABA
- ☐ Listing Agreement
- ☐ Copy of 1st & 2nd Deposits
- ☐ E-Check Form (if paying cobroke/sellers)
- ☐ Property Disclosure

Buyers Side

- ☒ HUD/Alta
- ☐ Lead Paint-if built in 1978 or before (including Brochure)
- ☒ Agency Disclosure
- ☒ ABA
- ☐ Get a home inspection form
- ☒ Home Inspection Waiver (if waived)
- ☒ Property Disclosure

****All Required Documents Need to be received by Closings@c21ne.com in order to be paid and disperse funds to cobrokes/sellers.****

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No./Escrow No.: 2025-23577

Sweeney Title Services, LLC

Print Date & Time: 08/29/2025 8:55 AM

Officer/Escrow Officer: Dee Robinson

**6 Manchester St
Nashua, NH 03064**

Settlement Location: 6 Manchester St
Nashua NH 03064

Property Address: 25 Holmeswood Dr, Sandown, NH 03873

Buyer: John F. Steed and Kathleen M. Steed

Seller: Evan Angus and Samantha Gendron

Lender: CrossCountry Mortgage, LLC ISAOA/ATIMA

Settlement Date: August 29, 2025

Disbursement Date: August 29, 2025

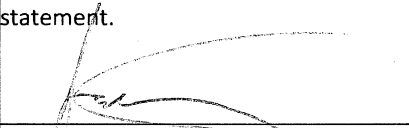
Additional dates per state requirements:


Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	540,000.00	Sale Price of Property	540,000.00	
		Deposit Coldwell Banker Realty Haverhill MA		5,400.00
		Borrower's Loan Amount		225,000.00
		Prorations/Adjustments		
	701.90	City/town taxes from 08/29/2025 to 09/30/2025	701.90	
		Loan Charges to CrossCountry Mortgage, LLC ISAOA/ATIMA		
		Appraisal Fee to BlueBird Valuation	500.00	
		Credit Report to Corelogic	229.00	
		Flood certification to Corelogic	5.00	
		Processing Fees to CrossCountry Mortgage, LLC ISAOA/ATIMA	595.00	
		Underwriting Fees to CrossCountry Mortgage, LLC ISAOA/ATIMA	895.00	
		Prepaid Interest to CrossCountry Mortgage, LLC ISAOA/ATIMA	128.91	
		Other Loan Charges		
		Homeowners Insurance to Hanover Insurance Group	1,524.00	
		Impounds		
		Homeowner's insurance 3 mo @ \$127.00/mo	381.00	
		Property taxes 5 mo @ \$667.17/mo	3,335.85	


Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Aggregate Adjustment	- 508.00	
		Title Charges & Escrow / Settlement Charges		
		Title - Attorney Fee to Sweeney Title Services, LLC	695.00	
		Title - Owner's title insurance (Optional) to CATIC	1,019.00	
		Title - Lender's title insurance to CATIC	631.00	
		Title - Software fee to Qualia	10.00	
250.00		Title - Deed preparation to Sweeney Title Services, LLC		
50.00		Title - Courier Fee to Sweeney Title Services, LLC		
		Title - NH CPL Fee to CATIC	25.00	
150.00		Title - Seller Closing Fee to Sweeney Title Services, LLC		
75.00		Title - Discharge Tracking Fee to Sweeney Title Services, LLC		
		Commission		
16,200.00		Real Estate Commission 16,200.00 to Coldwell Banker Realty Haverhill MA		
10,800.00		Real Estate Commission 10,800.00 to Century 21 North East- Fermin Group		
		Government Recording and Transfer Charges		
		Recording Fees Deed: \$24.75 Mtg: \$76.75	101.50	
4,050.00		State tax/stamps to State of New Hampshire	4,050.00	
		L Chip to Regsitry	50.00	
		Payoff(s)		
433,823.16		Rocket Mortgage		
		Miscellaneous		
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
465,398.16	540,701.90	Subtotals	554,369.16	230,400.00
		Due From Borrower		323,969.16
75,303.74		Due To Seller		
540,701.90	540,701.90	Totals	554,369.16	554,369.16


Acknowledgement


We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Sweeney Title Services, LLC to cause the funds to be disbursed in accordance with this statement.



John F. Steed

Kathleen M. Steed

Evan Angus

Samantha Gendron

Escrow Officer



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.

Kathleen Steed

John Steed

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Kathleen Steed

dotloop verified
07/20/25 8:19 AM EDT
VACD-44Q3-RVHH-WTXI

John Steed

dotloop verified
07/20/25 8:56 AM EDT
JSSZ-SMDU-3ERQ-556E

Signature of Consumer

Date

Signature of Consumer

Date

Michelle Fermin

059652

07/19/2025

Century 21 North East

067528

Provided by: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)



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.

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

21st Century, LLC

Date: 07/19/2025

Consumer: Kathleen Steed & John Steed

Property Address: 25 Holmeswood Dr, Sandown, NH 03873



NewFed Mortgage, NewFed Insurance, & Emerald National Title:

This is to give you notice that **21st Century, LLC dba Century21 Integra** (“**INTEGRA**”) has a business relationship with **NewFed Mortgage Corp. & NewFed Insurance** (“**NewFed**”) and **Emerald National Title, LLC** (“**EMRLD**”). NewFed Mortgage is a Sub-S corporation, NewFed Insurance is a MA LLC and Emerald National Title, LLC is a Florida LLC. At least one owner of **INTEGRA** has an ownership interest in NewFed and EMRLD. **INTEGRA** has a contractual relationship with NewFed and EMRLD. **INTEGRA** does not receive proceeds from your loan under the contractual relationship with NewFed but does have certain arrangements for marketing and office rental with NewFed. If you choose EMRLD, **INTEGRA** may receive a financial or other benefit. Representatives of **INTEGRA** are not representatives, agents or employees of NewFed or EMRLD. Representatives of NewFed and EMRLD are not representatives, agents or employees of **INTEGRA**. All matters regarding your loan, mortgage, or closing should be discussed directly with a Lending Officer of NewFed or EMRLD representative.

Set forth below is the estimated charge or range of charges from NewFed and EMRLD for each of the services listed. You are NOT required to use NewFed or EMRLD or any of the service providers listed in this disclosure as a condition of the sale of the subject property or to obtain access to any settlement service. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Service Provider	Service Provided	Closing Disclosure Line	Charge or Range of Charges
NewFed Mortgage	Loan Origination	Section A	\$1399-\$1499
	Discount Points	Section A	0.0% - 3.0% of loan amount
	Appraisal	Section B	\$300 - \$1,000
	Credit Report	Section B	\$14 - \$100
	Tax Service Fee	Section B	\$70 - \$100
	Flood Certification Fee	Section B	\$15 - \$30
NewFed Insurance	HomeOwners Policy		\$575-\$2999



Consumer Initials:



 07/19/25 07/19/25
 4:20 PM EDT 4:30 PM EDT
 dotloop verified dotloop verified

Emerald Title	Loan Title Policy	Purchase - Depending on state and loan size the estimated range of charges will be between \$1.50 per thousand to \$3.75 per thousand
		Refinance – Depending on state and loan size the estimated range of charges will be between \$.90 per thousand to \$2.25 per thousand
	Owners Title Policy	Purchase - Depending on state and loan size the estimated range of charges will be between \$1.50 per thousand to \$4.00 per thousand.
		Escrow Fees-\$350-\$900 Attorney Fees- \$500-\$1,000

We strongly encourage you to educate yourself on the lending process before choosing a particular lender or mortgage product including information found at WWW.CONSUMERFINANCE.GOV/OWNING-A-HOME.

An Advertising/Marketing Agreement is an opportunity for a Lender to purchase advertising/marketing with a Real Estate Broker. A Joint Venture is an opportunity for a Real Estate Broker to partner in providing title insurance policies. THE REAL ESTATE PROFESSIONALS ARE NOT PAID TO REFER YOU TO NEW FED MORTGAGE OR EMERALD NATIONAL TITLE AND NEW FED MORTGAGE AND EMERALD NATIONAL TITLE DO NOT PAY REAL ESTATE PROFESSIONALS FOR REFERRAL OF YOUR BUSINESS.

Consumer Initials:  

CINCH HOME/AMERICAN HOME SHIELD WARRANTY SERVICES

This is to give you notice that Century 21 Integra has received or will receive compensation from Cinch Home Warranty and American Home Shield for Home Warranty Sales.

You are not required to purchase a Home Warranty or a similar residential service contract but if you choose to purchase such coverage, you are free to purchase if from another provider.

All clients and customers are hereby notified that a Home Warranty contract is available to you and you are:

Purchasing a Home Warranty for the Home you are Purchasing/Selling OR
You are hereby declining the coverage.

ACKNOWLEDGMENT

I/We have read this disclosure form and understand that **INTEGRA** is referring me/us to New Fed Mortgage, New Fed Insurance, Emerald Title and other Settlement Service Providers identified herein to purchase the above-described settlement service(s) from the respective company, and that **INTEGRA** may in some cases receive a financial or other benefit as the result of this referral.

THE UNDERSIGNED HAVE READ, UNDERSTOOD, AND HAVE BEEN GIVEN A COPY OF THIS DISCLOSURE ON THIS THE 19th DAY OF July, 2025.

	dotloop verified 07/19/25 4:20 PM EDT YW0Y-Y0BA-PVJU-XXBI	
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Signature of Consumer

	dotloop verified 07/19/25 4:30 PM EDT PFF4-LQRC-SU55-LZJ0	
---	---	--

Signature of Consumer

I do not wish to sign:

--

Print Name

Agent Witness:

--	--	--

Century 21 Integra Agent Signature



For Your Protection: Get a Home Inspection

You must make a choice on getting a Home Inspection. It is not done automatically.

You have the right to examine carefully your potential new home with a professional home inspector. But a home inspection is not required by law, and will occur only if you ask for one and make the arrangements. You may schedule the inspection for before or after signing your contract. You may be able to negotiate with the seller to make the contract contingent on the results of the inspection. For this reason, it is usually in your best interest to conduct your home inspection as soon as possible if you want one. In a home inspection, a professional home inspector takes an in-depth, unbiased look at your potential new home to:

**Evaluate the physical condition: structure, construction, and mechanical systems;
Identify items that need to be repaired and
Estimate the remaining useful life of the major systems, equipment, structure, and finishes.**

The Appraisal is NOT a Home Inspection and does not replace an inspection.

An appraisal estimates the market value of the home to protect the lender. An appraisal does not examine or evaluate the condition of the home to protect the homebuyer. An appraisal only makes sure that the home meets FHA and/or your lender's minimum property standards. A home inspection provides much more detail.

FHA and Lenders may not Guarantee the Condition of your Potential New Home

If you find problems with your new home after closing, neither FHA nor your lender may give or lend you money for repairs. Additionally, neither FHA nor your lender may buy the home back from you. Ask a qualified home inspector to inspect your potential new home and give you the information you need to make a wise decision.

Your Home Inspector may test for Radon, Health/Safety, and Energy Efficiency

EPA, HUD and DOE recommend that houses be tested and inspected for radon, health and safety, and energy efficiency, respectively. Specific tests are available to you. You may ask about tests with your home inspector, in addition to the structural and mechanical systems inspection. For more information: Radon -- call 1-800-SOS-Radon; Health and Safety -- see the HUD Healthy Homes Program at www.HUD.gov; Energy Efficiency -- see the DOE EnergyStar Program at www.energystar.gov.

Selecting a Trained Professional Home Inspector

Seek referrals from friends, neighbors, other buyers, realtors, as well as local listings from licensing authorities and local advertisements. In addition, consult the American Society of Home Inspectors (ASHI) on the web at: www.ashi.org or by telephone at: 1-800-743-2744.

I / We (circle one) have read this document and understand that if I/we wish to get a home inspection, it is best do so as soon as possible. The appraisal is not a home inspection. I/we will make a voluntary choice whether to get a home inspection. A home inspection will be done only if I/we ask for one and schedule it. Your lender may not perform a home inspection and neither FHA nor your lender may guarantee the condition of the home. Health and safety tests can be included in the home inspection if I/we choose.

Kathleen Steed

dotloop verified
07/21/2025 6:00 PM EDT
JYZX-GAUL-T950-ODLE

07/21/2025

(Signed) Homebuyer

Date

dotloop verified
07/21/2025 5:55 PM EDT
IOLC-LVRW-10NE-WTWH

07/21/2025

(Signed) Homebuyer

Date



PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 25 Holmeswood Drive, Sandown, NH 03873

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Front of yard Size: _____ ☒ Unknown
 Date of installation of leach field: unknown Installed By: unknown
 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 septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
 Date of Evaluation: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

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 checked="" type="checkbox"/>			<u>fiberglass</u>		<input checked="" type="checkbox"/>
	Crawl Space		<input checked="" type="checkbox"/>				
	Exterior Walls	<input checked="" type="checkbox"/>			<u>fiberglass</u>		<input checked="" type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>			<u>fiberglass</u>		<input checked="" 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: previous owners disclosed that radon test was performed in 2006 with a negative result By: unknown
 Results: _____ what remedial steps were taken? _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☐ Yes ☒ No
 Comments: _____

Buyers INITIALS  
 07/20/25 6:53 PM EDT 07/20/25 6:47 PM EDT

Sellers INITIALS  
 07/10/25 7:23 PM EDT 07/10/25 1:17 PM EDT

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 25 Holmeswood Drive, Sandown, NH 03873

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: _____

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: _____

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? Residential

i. Heating System Age: 17 years Type: oil/hydronic Fuel: oil Tank Location: basement

Owner of Tank: Seller

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? February 2024 Traditional Oil Heating Services

Secondary Heat Systems: Pellet Stove & mini splits

Comments: _____

j. Roof Age: 20 years Type of Roof Covering: shingles

Moisture or leakage: no

Comments: _____

Buyers

INITIALS

JB
07/20/25
6:53 PM EDT

KS
07/20/25
6:47 PM EDT

Sellers

INITIALS

ER
07/10/25
7:25 PM EDT

SY
07/10/25
1:17 PM EDT

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 25 Holmeswood Drive, Sandown, NH 03873

- k.** Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ Type: _____
 Moisture or leakage: No
 Comments: _____
- l.** Chimney(s) How Many? two Lined? yes Last Cleaned: August 2022 Problems? no
 Comments: _____
- m.** Plumbing Type: Cooper Age: _____
 Comments: _____
- n.** Domestic Hot Water: Age: 20 years Type: indirect Gallons: 40
- o.** Electrical System: # of Amps 200 amps ☒ Circuit Breakers ☐ Fuses
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____
- p.** Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- q.** Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
 Comments: _____
- r.** 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: _____
- s.** Air Conditioning: Type: Central AC mini splits Age: 15 years July 2024 Date Last Serviced and by whom: _____
 Comments: _____
- t.** Pool: Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
 By Whom: _____
- u.** Generator: Portable: ☒ Yes ☐ No Whole House: ☐ Yes ☒ No Kw/Size: _____ Last Date of Service: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: generator ready but portable generator not included in sale
- v.** Internet: Type Currently Used at Property: Xfinity
- w.** 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.

Buyers INITIALS

JB KS
 07/20/25 07/20/25
 6:53 PM EDT 6:47 PM EDT

Sellers INITIALS

EA SA
 07/10/25 07/10/25
 07:28 PM EDT 07:28 PM EDT

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 25 Holmeswood Drive, Sandown, NH 03873

10. ADDITIONAL INFORMATION

- a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
___ Yes ___ No
- b. ADDITIONAL COMMENTS:

Installed two 1st floor mini splits in 2024, (AC, heat and dehumidifier)
Hot Tub hook up available
Generator Ready
Swing Set to stay


Items not included in sale:
Portable generator
Hot tub
Garage freezer & refrigerator
Smoker
Black Stone
Patio equipment
Trampoline
Basement vanity
All TV's


Garage Door Opener is not working

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.


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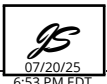
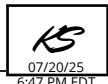

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07/10/25 7:23 PM EDT
WKOZ-FGFZ-KGGV-UJJN
SELLER Evan Angus DATE

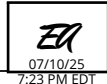


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07/10/25 1:17 PM EDT
TTTB-TCUV-RD5H-LAT6
SELLER Samantha Gendron DATE

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BUYER DATE

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Sellers INITIALS  
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