



RHODE ISLAND MULTI-UNIT REAL ESTATE SALES DISCLOSURE FORM
Rhode Island Association of REALTORS®



SELLER

DATE 04/03/2023 PROPERTY ADDRESS 21 Beecher Street
Pawtucket, RI 02860

Seller: Faustino Rocha, III Current Address: 21 Beecher Street, Pawtucket, RI 02860

Seller has occupied subject property? Yes No If yes, number of years and when: Since October 2016 - 6.5 Years

Pursuant to R.I.G.L. Section 5-20.8-2 "Prior to the signing of an agreement to transfer real estate (vacant land or real property and improvements consisting of a house or building containing one (1) to four (4) dwelling units), Seller is providing Buyer with this written disclosure of all deficient conditions of which Seller has knowledge. This is not a warranty by Seller that no other defective conditions exist, which there may or may not be. Buyer should estimate the cost of repair or replacement of deficient conditions prior to submitting an offer on this real estate. Buyer is advised however not to rely solely upon the representation of Seller made in this disclosure, but to conduct any inspections or investigations which Buyer deems to be necessary to protect his or her best interest." Nothing contained herein shall be construed to impose an affirmative duty on the Seller to conduct inspections as to the condition of this real estate. "Some types of transactions, included, but not limited to, the transfer of commercial real estate or transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust are exempt from this requirement. See R.I.G.L. 5-20.8 for a list of exemptions from this requirement." **It is recommended that the Seller complete this Multi-Unit Disclosure for the common areas of the building and grounds along with a separate Multi-Unit Addendum for each unit to address any differences.**

STATEMENT

Any agreement to transfer real estate shall contain an acknowledgment that a completed real estate disclosure form has been provided to the Buyer by the Seller in accordance with the provisions of this section. This form has been designed to meet the Real Estate Disclosure requirements of Rhode Island General Law 5-20.8. Seller acknowledges that the following property information is accurate, true and complete to the best of his/her knowledge, and that no information concerning the property has been knowingly withheld. Seller further acknowledges that the legal and/or tax consequences of this real estate sale and all related transactions may be best discussed with an attorney, accountant, or other appropriate party and that Seller has not relied on the Listing Licensee(s) for such advice. **Seller is obligated to report to the Listing Licensee(s) any known changes prior to sales agreement and prior to closing.**

GENERAL DISCLAIMER

Neither the Seller nor listing licensee has a legal duty to disclose issues of psychological impact, including, but not limited to homicides, felonies, and suicides on or near the property. See R.I.G.L. § 5-20.8-6. If these and other topics, including information about schools, crime, and the presence of convicted felons in the neighborhood are relevant to Buyer's decision to purchase this property, Buyer may wish to investigate further.

STRUCTURE

Please indicate by a check mark for "Yes" or "No," or mark "UK" (Unknown), if you do not have actual knowledge of the property conditions.

1. Year Built
1906 Addition(s): N/A Year(s): _____

2. Roof (Shingles)
Age: 5 Years # of Layers: 1 Previous Repairs: _____
Known Defects: Installation was not done correctly, some water leakage when hard rain occurs. Needs work.

3. Fireplaces
0 # Working: _____ Maintenance History: _____

4. Wood/Coal/Gas/Pellet Stove(s)
 Yes No If yes, Type _____ When installed? _____
Permit received? Yes No Copy attached? Yes No

5. Heating System [See Multi-Unit Addendum]

6. Underground Storage Tank(s) [Oil/Propane/Other]
Underground tank on property? Yes No Unknown
a. Tank in use? Yes No Unknown Tested? Yes No Unknown Size of tank: _____ Fuel type: _____
Owned _____ Leased _____ Terms of Lease (\$ per month or year) _____ Duration of Lease _____
Copy of lease available? Yes No Copy attached? Yes No
b. Tank closed? Yes No Unknown Size of tank: _____ Fuel type: _____
Tank filled? Yes No Unknown If yes, documentation available.
Tank removed? Yes No Unknown If yes, documentation available.

7. Domestic Hot Water [See Multi-Unit Addendum]

BUYER'S INITIALS SELLER'S INITIALS

8. Plumbing

Type: Copper _____ Galvanized _____ PVC _____ Mixed _____ None NONE Other _____ Unknown _____
Do any defects/malfunctions exist? Yes (Explain) Plumbing was removed in 2022 - Home needs new plumbing. No Unknown
Modifications? Yes (Explain) _____ No Unknown

9. Electrical Service [See Multi-Unit Addendum]

10. Solar Equipment/System

Yes No Unknown Age: _____ Type of System: Space Heating Electrical Water Heating Unknown
 Other (please specify) _____
Owned _____ Leased _____ Terms of lease (\$ per month or year) _____ Duration of Lease _____
Copy of lease available? Yes No Copy attached? Yes No Operational? Yes No Unknown

11. Air Conditioning [See Multi-Unit Addendum]

12. Insulation

Wall: Yes No Unknown Type _____; Ceiling: Yes No Unknown Type _____;
Floor: Yes No Unknown Type _____ Ureaformaldehyde Insulation: Yes No Unknown

Additional Structural Information (Attach additional sheets if necessary.)

Main chimney flue destroyed at the base, however the rest of the flue still appears to be intact from that point up.

UTILITIES

13. Sewer, Septic and Other Wastewater Disposal Systems

Type in Use: Private Public Both
Public System: Is it connected? Yes No If not, is sewer available? Yes No Unknown
Outstanding Assessment? Yes No Minimum Annual Fee: \$ _____ Outstanding Balance \$ _____
Is Seller aware of any sewer backup or failure? Yes No Unknown If yes, please explain. _____

Sewer line maintenance and repair history (i.e. snaking, scoping): None

Private System: (check all that apply), Cesspool Septic: Leach field Galleys Denitrification System Unknown
 Other _____

OWTS Design (DEM approved # of Bedrooms): _____ Copy Available? Yes No Copy attached? Yes No
Location: _____ Date installed: _____

Maintenance Requirements (State/Local): _____
Sanitation Company used: _____

Last pumped: _____ Other Connections (Drywell, etc.): _____
Is Seller aware of any backup or failure? Yes No Unknown If yes, please explain. _____

OWTS maintenance and repair history: _____

Is the System shared? Yes No Unknown If yes, please explain. _____

Sewage Pumps? Yes No Unknown If yes, Type: Macerator/Grinder Pump Ejector Pump Both Unknown
Location: _____

Maintenance History (Any Failure): _____

"Potential purchasers of real estate in the state of Rhode Island are hereby notified that many properties in the state are still serviced by cesspools as defined in R.I.G.L. Chapter 23-19.15 (The RI Cesspool Phase-Out Act of 2007). Cesspools are a substandard and inadequate means of sewage treatment and disposal, and cesspools often contribute to groundwater and surface water contamination. Requirements for abandonment and replacement of high-risk cesspools as established in R.I.G.L. Chapter 23-19.15 are primarily based upon a cesspool's non-treatment of wastewater and the inherent risks to public health and the environment due to a cesspool's distance from a tidal water area, or a public drinking water resource. Purchasers should consult R.I.G.L. Chapter 23-19.15 for specific cesspool abandonment or replacement requirements. An inspection of property served by an on-site sewage system by a qualified professional is recommended prior to purchase. Pursuant to R.I.G.L. Section 5-20.8-13, potential purchasers shall be permitted a ten (10) day period to conduct an inspection of a property's sewage system to determine if a cesspool exists, and if so, whether it will be subject to the phase-out requirements as established in R.I.G.L. Chapter 23-19.15."

14. Water System

Public Filtration System? Yes No
 Private If private: "Buyer understands that this property is, or will be served by a private water supply (well) which may be susceptible to contamination, availability, and potentially harmful to health." "The Seller of that property is required to provide the Buyer with a copy of any private water supply (well) testing results in the Seller's possession and notify the Buyer of any known problems with the private water supply (well)."
"If a public water supply is not available, the private water supply must be tested in accordance with regulations established by the RI Department of Health pursuant to R.I.G.L. Section 23-1-5.3."

BUYER'S INITIALS SELLER'S INITIALS

Dug Well or Drilled Well? Depth: _____ Location: _____
 Well water inspection certificate available? Yes No Copy attached? Yes No
 Water Quality Problems? Yes No If yes, explain _____
 Whole House Filtration System? Yes No Rented? Yes No Terms of lease (\$ per month or year) _____
 Duration of Lease _____
 Treatment System? Yes No Rented? Yes No Terms of lease (\$ per month or year) _____
 Duration of Lease _____

Additional Utilities Information (Attach additional sheets if necessary.)
WATER is currently disconnected,

MUNICIPAL INFORMATION

15. Real Estate Property Tax
 \$ 4,968 for fiscal/calendar year ending 2022 Tax Rate: \$16.58 Current Exemptions: None

16. Municipal Fire District Tax
 Name of Fire District Pawtucket
 \$ N/A for fiscal/calendar year ending N/A Tax Rate: N/A Current Exemptions: N/A

17. Easements/Encroachments
 Seller is legally required to provide the Buyer with a copy of any previous surveys of the property and documentation of conservation and/or preservation easements and restrictions that are in the Seller's possession and notify the Buyer of any known easements, encroachments, covenants or restrictions of the Seller's property. A Buyer may wish to have a boundary or other survey independently performed at Buyer's expense.
 Does Seller have a copy of any surveys in his/her possession? Yes No Unknown Copy attached? Yes No
 Does Seller have any knowledge of easement(s), preservation restrictions or right(s) of way on property? Yes No Unknown
 If yes, describe _____
 Does Seller have a copy of documentation of conservation and/or preservation easements or restrictions in his/her possession?
 Yes No Unknown Copy attached? Yes No
 Does Seller have any knowledge of Encroachments? Yes No Unknown If yes, describe _____

18. Deed
 Type of deed to be conveyed: Warranty Quitclaim Trustee's Foreclosure Collector's Executor's
 Other _____ Number of parcels conveying: _____

19. Zoning/Historical
 "Buyers of real estate in the State of Rhode Island are legally obligated to comply with all local real estate ordinances; including, but not limited to ordinances on the number of unrelated persons who may legally reside in a dwelling, as well as ordinances on the number of dwelling units permitted under the local zoning ordinances. If the subject property is located in a historic district, that fact must be disclosed to the buyer, together with the notification that property located in a historic district may be subject to construction, expansion, or renovation limitations. Contact the local building inspection official for details."
 Classification: RT - THREE FAMILY
 Have you applied for or been granted a special use permit for this property? Yes No
 If yes, explain: _____
 Is the current use a permitted use under the current zoning regulations? Yes No Unknown
 If no, explain: _____
 Is the current use non-conforming in any other way? Yes No Unknown
 If yes, explain: _____
 Is this property located in a historic district? Yes No Unknown Historic restrictions? Yes No Unknown

20. Property Restrictions
 Are there any recorded Property restrictions? Yes (Explain) _____ No Unknown
 Type of Restriction: Deed Subdivision Copy attached? Yes No

21. Building Permits
 Have building permits been obtained for all required construction and/or renovation while you have owned the property? Yes No
 If no, explain: _____
 If yes, has final approval been obtained? Yes No

22. Building Code/or Minimum Housing
 Outstanding Violations for which you have been cited while you have owned this property (attach copy): Lack of heat on one section of the home.
Other heating related issues.

23. Flood Plain
 Is the property located in a flood plain? Yes No Unknown Is there flood insurance on the property? Yes No
 Is there an Elevation Certificate? Yes No Copy attached? Yes No

Is there a Letter of Map Amendment (LOMA)? Yes No Copy attached? Yes No

Flood maps and flood insurance rates are subject to change. For more information, contact the Federal Emergency Management Agency (FEMA) Map Service Center, the National Flood Insurance Program (NFIP) coordinator in the municipality, or an insurance agent for more information.

24. Wetlands

The location of coastal wetlands, bays, fresh water wetlands, ponds, marshes, river banks or swamps, as those terms are defined in R.I.G.L. 2-1 and the associated buffer areas may impact future property development. If known, Seller must disclose to the Buyer any such determination on all or part of the land made by the Department of Environmental Management.

Has all or part of property been determined to be coastal wetland, bog, freshwater wetland, pond, marsh, river bank or swamp?

Yes (Explain) _____
 No Unknown Copy attached? Yes No

25. Farms

Any farm(s) that may be in the municipality are protected by R.I.G.L. 2-23, the "Right to Farm Law." If Buyer feels that this information is relevant to Buyer's decision to purchase this property, Buyer should investigate further.

Additional Municipal Information (Attach additional sheets if necessary.)

NOTICES/DISCLOSURES

26. Rental Property

Are income and expense figures available? Yes No Copy attached? Yes No

Number of Legal Units: 3 (THREE) Seller shall provide a copy of Confirmation of Rental Terms. Copy attached? Yes No

Additional Multi Unit Information (Attach additional sheets if necessary and/or a Multi-Unit Addendum for each unit.)

27. Pools & Equipment

Age of pool: N/A Maintenance History (Any Defects): _____

Was a permit obtained for the pool? Yes No Unknown

28. Lead Contamination

"Every Buyer of residential real estate built prior to 1978 is hereby notified that those properties may have lead exposures that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced IQ behavioral problems, and impaired memory. The Seller of that property is required to provide the Buyer with a copy of any lead inspection report in the Seller's possession and notify the Buyer of any known lead poisoning problem. Environmental lead inspection is recommended prior to purchase."

Have you ever had a lead paint inspection conducted? Yes No Copy attached? Yes No

Lead compliance certificate(s) available? Yes No Copy attached? Yes No

29. Smoke/Carbon Monoxide Detectors

Installed and functioning? Yes No R.I.G.L. 23-28.1 requires certain residential dwellings to be equipped with an approved smoke detector and carbon monoxide detector system. **Contact the local Fire Marshal to determine the requirements for this Property.**

30. Radon

"Radon has been determined to exist in the State of Rhode Island. Testing for the presence of radon in residential real estate prior to purchase is advisable."

Has property been tested for radon? Yes No If yes, # of Pico curies/liter: _____

Copy of test available? Yes No Copy attached? Yes No Any action taken? _____

Is a Radon Mitigation System in use? Yes No

31. Mold

According to the RI Department of Health, "Exposure to a large number of mold spores may cause allergic symptoms such as watery eyes, runny nose, sneezing, itching, coughing, wheezing, difficulty breathing, headache, and fatigue. Repeated exposure to mold can increase a person's sensitivity, causing more severe allergic reactions. Testing for molds is very difficult and expensive and cannot determine whether health effects will occur. If you can see or smell mold it needs to be cleaned up. Sources of moisture may include: flooding, damp basement or crawl space, leaky roof, leaky plumbing, humidifiers, poorly ventilated areas, and/or clothes dryer vented indoors."

Is Seller aware of the presence of any mold conditions, including moisture penetration and/or damage? Yes No Unknown

If yes, please describe: _____

Has the property previously been tested for mold? Yes No Unknown Copy attached? Yes No

Any previous mold mitigation action taken, including modifications to any ventilation system? Yes No Unknown If yes, please describe:

Second floor dining room and kitchen, along with the basement areas and the attic space, were treated in 2017.

BUYER'S INITIALS SELLER'S INITIALS

32. Homeowners Insurance Claims History

Are you aware of any homeowners insurance claims pertaining to this property that have been filed while you have owned it?

Yes No If yes, please list all claims. Ice dam in 2017. Also water leak from 2nd floor to 1st floor, where the the kitchen sink leaked down in 2018.

Additional Notices/Disclosures Information (Attach additional sheets if necessary.)

STRUCTURE

Do any defects/malfunctions exist in any of the following? Mark Yes (Y), No (N), Unknown (UK) or Not Applicable (NA).

- | | | |
|--|---|---|
| Y N UK NA | Y N UK NA | Y N UK NA |
| 33. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Basement | 39. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Driveway(s) | 44. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Sidewalks |
| 34. <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> Bulkhead/Hatchway | 40. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Exterior Walls | 45. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Walls/Fences |
| 35. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Ceilings | 41. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Floors | 46. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Windows |
| 36. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Chimney(s) | 42. <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> Foundation/Slab(s) | |
| 37. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Doors | 43. <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> Interior Walls | |
| 38. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Other Structural Components (Describe) <u>2nd Floor Bathroom has been demolished.</u> | | |

If the answer to any of the items is Yes (Y), please explain. (Attach additional sheets if necessary.)

#35) Water spots on 1st Floor Ceilings. Some holes in 2nd Floor ceilings and some missing ceiling, some water spots on 3rd Floor ceilings. #36) Chimney is destroyed in basement area. #37) Side entrance door is cracked at frame. On 2nd Floor, back hallway door not aligned, front hallway door not properly functioning. #40) Asbestos siding. #41) On 3rd Floor, cracked tiles. #46) FIRST FLOOR PARLOR: Missing a window. #46) SECOND FLOOR: Bedroom off the kitchen, has a window that is simply not secure and might be dangerous; Kitchen has a cracked window; #46) Some windows throughout the home on all 3 floors have cracked or missing lift/ledges.

EQUIPMENT/SYSTEMS/APPLIANCES [See Multi-Unit Addendum]

Check the equipment/systems/appliances that are conveying with the sale, as well as applicable age and condition. If unknown, check UK. If not applicable, check NA.

- | | | |
|--|--|--|
| Included in Sale | Age | Condition |
| 47. Coin-Operated Washer <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA | <input type="checkbox"/> <1yr <input type="checkbox"/> 1-5yrs <input type="checkbox"/> 6-10 yrs <input type="checkbox"/> 10+ <input type="checkbox"/> UK | <input type="checkbox"/> Working <input type="checkbox"/> Needs Repair <input type="checkbox"/> UK |
| 48. Coin-Operated Dryer <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA | <input type="checkbox"/> <1yr <input type="checkbox"/> 1-5yrs <input type="checkbox"/> 6-10 yrs <input type="checkbox"/> 10+ <input type="checkbox"/> UK | <input type="checkbox"/> Working <input type="checkbox"/> Needs Repair <input type="checkbox"/> UK |

If the answer to either of the items is Needs Repair, please explain. (Attach additional sheets if necessary.)

[Refer to Multi-Unit Addendum for Numbers 49 to 71]

CONDITIONS

Do any of the following conditions exist? Yes (Y), No (N), Unknown (UK) or Not Applicable (NA).

- | | |
|---|--|
| Y N UK NA | Y N UK NA |
| 72. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Asbestos | 85. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Water Penetration |
| 73. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Cemetery or Burial Ground on Property | 86. <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> Wood Rot |
| 74. <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> Diseased Tree(s) within 100' of Dwelling/Outbuilding | Previous Flooding: |
| 75. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Endangered Species/Habitat on Property | 87. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Into the Improvements |
| 76. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Hazardous or Toxic Waste | 88. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Onto the Property |
| 77. <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> Hazardous or Toxic Waste Site Within 1 Mile | Structural Repairs: |
| 78. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Improper Drainage | 89. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Previous Foundation Repairs |
| 79. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Landfill | 90. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Other Structural Repairs |
| 80. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Previous Fire/Smoke Damage | Termites or Other Wood-Destroying Insects: |
| 81. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Settling | 91. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Active Infestation |
| 82. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Soil Movement | 92. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Previous Treatment |
| 83. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Subsurface Structure(s) or Pit(s) | 93. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Previous Damage Repaired |
| 84. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Synthetic Stucco / EIFS | 94. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Damage Needing Repair |
| | 95. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Current Service Contract |

If the answer to any of the conditions is Yes (Y), please explain. (Attach additional sheets if necessary.)

#72) Asbestos siding. #78) Some missing gutters or not properly installed. #80 Small fire in garage in 2022. #85) Prior to roof being repaired and then again after due to improper installation. #90) \$6,000+ repair job to add support to the main beam in the main house and the extension back in 2018.

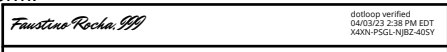
COMMENTS

Additional Comments:

N/A

ACKNOWLEDGMENT

Seller acknowledges that the information set forth above is true and accurate to the best of my (our) knowledge. Seller further agrees to defend and indemnify the Listing Licensee(s) for disclosure of any of the information contained herein. Seller further acknowledges receipt of copy of Seller's R.I. Real Estate Sales Disclosure Form.

Date _____	Seller		Date _____	Seller	<input type="text"/>
Date _____	Seller	<input type="text"/>	Date _____	Seller	<input type="text"/>

Buyer/Prospective Buyer acknowledges receipt of Seller's R.I. Real Estate Sales Disclosure Form before purchase. Buyer acknowledges that Broker has not verified the information herein and Buyer has been advised to verify information independently.

Date _____	Buyer	<input type="text"/>	Date _____	Buyer	<input type="text"/>
Date _____	Buyer	<input type="text"/>	Date _____	Buyer	<input type="text"/>

CHANGES

Changes since property was first listed [If changes were made, initial below]:

Date _____ Seller's Initials Date _____ Buyer's Initials



MULTI-UNIT ADDENDUM TO RHODE ISLAND MULTI-UNIT REAL ESTATE SALES DISCLOSURE
Rhode Island Association of REALTORS®



PROPERTY ADDRESS: 21 Beecher Street UNIT:

Lease period: Copy available? Yes No Copy attached? Yes No

Security Deposit: Yes No Amount: \$ Current Monthly Rent: \$

In reference to the Rhode Island Multi-Unit Real Estate Sales Disclosure ("Disclosure"), the undersigned Seller(s) provides the following additional information for each rental unit. (Complete one addendum per unit.)

5. Heating System

System Type: NONE Age: Fuel Type: Number of zones:

Size of onsite storage tank: Owned by: Fuel Provider Seller

Supplemental heating? Yes No Unknown If yes, type? Do any defects/malfunctions exist? Yes (Explain) No Unknown

Modifications? Yes (Explain) No Unknown

Is the System shared? Yes No Unknown If yes, shared with which Unit(s)?

Heat/Fuel is paid by [check one] Tenant Landlord

7. Domestic Hot Water

Heating Source: NONE If a separate tank, capacity: gal. Age

Tank rented? Yes No If yes, Company rented from

Known Defects:

Is the System shared? Yes No Unknown If yes, shared with which Unit(s)?

Hot water is paid by [check one] Tenant Landlord

9. Electrical Service

Fuses Circuit Breakers YES Amps 100 Unknown

Type: Aluminum Wiring Knob & Tube BX Cable Romex Other Unknown YES

Do any defects/malfunctions exist? Yes (Explain) Some of the electrical outlets appear to be either ungrounded or reverse-grounded. No Unknown

Modifications? Yes No Unknown

Does the Tenant pay the electric bill for the unit the Tenant leases? Yes No

11. Air Conditioning

Yes No Unknown Age:

Type of System: Central Air: Number of Zones Ductless Window Units: Number of Units Age

Built in Wall Units: Number of Units Age

Location Maintenance History

Do any defects/malfunctions exist? Yes (Explain) No Unknown

Modifications? Yes (Explain) No Unknown

Is the System shared? Yes No Unknown If yes, shared with which Unit(s)?

EQUIPMENT/SYSTEMS/APPLIANCES

Check the equipment/systems/appliances that are owned by the seller and conveying with the above unit, as part of the sale, as well as applicable age and condition. If unknown, check UK. If not applicable, check NA.

Table with columns: Included in Sale, Age, Condition. Rows include Alarm/Security System, Ceiling/Whole House Fan, Central Vac/Equipment, Dehumidifier, Dishwasher, Dryer, Garage Door Opener(s), Garbage Disposal, Generator, Hot Tub/Sauna, Intercom System.

BUYER'S INITIALS

Empty box for Buyer's Initials

SELLER'S INITIALS

Box with initials for Seller's Initials

- 60. Jacuzzi/Whirlpool Yes No NA <1yr 1-5yrs 6-10 yrs 10+ UK Working Needs Repair UK
- 61. Kitchen Stove/Oven Yes No NA <1yr 1-5yrs 6-10 yrs 10+ UK Working Needs Repair UK
- 62. Microwave Yes No NA <1yr 1-5yrs 6-10 yrs 10+ UK Working Needs Repair UK
- 63. Refrigerator Yes No NA <1yr 1-5yrs 6-10 yrs 10+ UK Working Needs Repair UK
- 64. Satellite Dish Yes No NA <1yr 1-5yrs 6-10 yrs 10+ UK Working Needs Repair UK
- 65. Stand-Alone Freezer Yes No NA <1yr 1-5yrs 6-10 yrs 10+ UK Working Needs Repair UK
- 66. Sump Pump Yes No NA <1yr 1-5yrs 6-10 yrs 10+ UK Working Needs Repair UK
- 67. Trash Compactor Yes No NA <1yr 1-5yrs 6-10 yrs 10+ UK Working Needs Repair UK
- 68. Washer Yes No NA <1yr 1-5yrs 6-10 yrs 10+ UK Working Needs Repair UK
- 69. _____ Yes No NA <1yr 1-5yrs 6-10 yrs 10+ UK Working Needs Repair UK
- 70. _____ Yes No NA <1yr 1-5yrs 6-10 yrs 10+ UK Working Needs Repair UK
- 71. _____ Yes No NA <1yr 1-5yrs 6-10 yrs 10+ UK Working Needs Repair UK

If the answer to any of the items is Needs Repair, please explain. (Attach additional sheets if necessary.)

#61) Stove's on 1st & 2nd are working. Stove on 3rd is not. #63) Fridge on 1st Floor is working. Fridges on 2nd and 3rd Floors are not working.

OTHER:

**NOTICE: THIS IS A LEGAL DOCUMENT THAT CREATES BINDING OBLIGATIONS.
IF NOT UNDERSTOOD, CONSULT AN ATTORNEY.**

ACKNOWLEDGMENT

Seller acknowledges that the information set forth above is true and accurate to the best of my (our) knowledge. Seller further agrees to defend and indemnify the Listing Licensee(s) for disclosure of any of the information contained herein. Seller further acknowledges receipt of copy of Seller's R.I. Real Estate Sales Disclosure Form.

Date _____	Seller	<i>Faustine Rocha, III</i>	dotloop verified 04/03/23 2:38 PM EDT AGCQ-SM44-WVRSQ-2QLZ	Seller	
Date _____	Seller			Seller	

Buyer/Prospective Buyer acknowledges receipt of Seller's R.I. Real Estate Sales Disclosure Form before purchase. Buyer acknowledges that Broker has not verified the information herein and Buyer has been advised to verify information independently.

Date _____	Buyer		Buyer	
Date _____	Buyer			Buyer

CHANGES

Changes since property was first listed [If changes were made, initial below]:

Date _____ Seller's Initials Date _____ Buyer's Initials