

## SELLER'S REAL ESTATE INFORMATION STATEMENT

THE INFORMATION CONTAINED IN THIS STATEMENT HAS NOT BEEN VERIFIED BY ANY BROKER REPRESENTING THE SELLER, NOR IS ANY SUCH BROKER LEGALLY OBLIGATED TO INVESTIGATE THE CONDITION OF THE PROPERTY. THE LISTING OF VARIOUS PROPERTY CHARACTERISTICS IN THIS STATEMENT IS NOT MEANT TO SUGGEST THE ABSENCE OF ADDITIONAL MATTERS WHICH MAY BE OF CONCERN TO THE BUYER THE SELLER IS ADVISED TO OBTAIN WHATEVER ASSISTANCE MAY BE NECESSARY IN ORDER TO PROPERLY COMPLETE THIS STATEMENT.

THIS STATEMENT CONCERNS THE REAL PROPERTY HAVING AN ADDRESS OF  
23 Riverside Avenue, Bedford, MA 01730

IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY BROKER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN.

### SELLER'S INFORMATION

The Seller provides the following information with respect to the property and hereby authorizes any Broker representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF ANY BROKER. THIS INFORMATION IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND THE SELLER.

The Seller  is  is not occupying the Property.

The Property is:  Single Family  Condominium Unit  Multi-Family  Other N/A

The Property is currently rented:  Yes  No

A. The following is a list of items included in the sale, if checked, and whether any of the checked items are not working.

	Included	Not Working
Range	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Oven	<input type="checkbox"/>	<input type="checkbox"/>
Microwave Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garbage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Built in Air Conditioner	<input type="checkbox"/>	<input type="checkbox"/>
Window Air Conditioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>
Burglar Alarms	<input type="checkbox"/>	<input type="checkbox"/>
Audio/Visual Equipment	<input type="checkbox"/>	<input type="checkbox"/>
TV Antenna	<input type="checkbox"/>	<input type="checkbox"/>
Satellite Dish	<input type="checkbox"/>	<input type="checkbox"/>
Window Treatments	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fireplace <del>Stove</del>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Log	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace Apparatus	<input type="checkbox"/>	<input type="checkbox"/>
Generator	<input type="checkbox"/>	<input type="checkbox"/>
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Included	Not Working
Whirlpool/ Hot Tub	<input type="checkbox"/>	<input type="checkbox"/>
Window Screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Storm Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Built in Barbecue	<input type="checkbox"/>	<input type="checkbox"/>
Propane Tank	<input type="checkbox"/>	<input type="checkbox"/>
Gazebo	<input type="checkbox"/>	<input type="checkbox"/>
Above Ground Pool	<input type="checkbox"/>	<input type="checkbox"/>
Pool Heater	<input type="checkbox"/>	<input type="checkbox"/>
Pool Equipment	<input type="checkbox"/>	<input type="checkbox"/>
Yard Shed	<input type="checkbox"/>	<input type="checkbox"/>
Garden Statues	<input type="checkbox"/>	<input type="checkbox"/>
Yard Fountains	<input type="checkbox"/>	<input type="checkbox"/>
Play Equipment/ Swings	<input type="checkbox"/>	<input type="checkbox"/>
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>
Underground Lawn Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>
Firewood	<input type="checkbox"/>	<input type="checkbox"/>
Automatic Garage Door Opener (s)	<input type="checkbox"/>	<input type="checkbox"/>
Number of Remotes	<input type="checkbox"/>	<input type="checkbox"/>
N/A	<input type="checkbox"/>	<input type="checkbox"/>
N/A	<input type="checkbox"/>	<input type="checkbox"/>
N/A	<input type="checkbox"/>	<input type="checkbox"/>

MANUFACTURER'S OR DEALER'S WARRANTIES COVERING ANY OF THE ABOVE INCLUDED ITEMS AND ANY ADDITIONAL WARRANTIES RELATING TO THE ROOF OR OTHER COMPONENTS OF THE PROPERTY WILL BE FURNISHED IF AVAILABLE.

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Form ID. RA167



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B. The Seller is aware of possible defects of items checked below:

- Interior Walls  Ceilings  Floors  Exterior Walls  Insulation  Roof(s)  Windows  Doors  Foundation
- Slab(s)  Driveways  Walkways  Walls/Fences  Exhaust Fans(s)  Electrical Systems
- Plumbing/Sewers/Septic Systems  Chimney /Fireplace  Central Heat/Central Air  Other See Below

If any of the above are checked, additional details are as follows and on any attached additional sheets:

Seller has not lived in home for several decades. Childhood home.

Note: Home has 200 amp electrical service. The home is wired for a partial home generator with manual transfer switch. There is not a generator onsite.

C. The Seller's knowledge regarding certain characteristics of or other matters affecting Property is as follows:

	Yes	No	Don't Know
1. Underground Storage Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Features shared in common such as walls, fences, and driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Addition or structure modifications or alterations during the period of the Seller's ownership	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Fire or other casualty damage during period of the Seller's ownership	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Water penetration in basement during the period of Seller's ownership	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Homeowner's Association which may have any authority over the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Notice of any Special Assessments from any Homeowner's or Condominium Associations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. "Common Areas" (Facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Notice of violation or citations against the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Pending lawsuits by or against the Seller Threatening or affecting the Property, including any lawsuits alleging a defect or deficiency in the Property or "common areas"	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Roof warranty in effect (approximate age of roof if known: years)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If any of the above items are checked yes, additional details are as follows and on any attached sheets:

3. Back sunroom enclosed and winterized a number of years ago. Fireplace designed for use as a cooking grill in addition to traditional wood-burning fireplace.

5. There is some seepage in fieldstone basement during very heavy rain. Basement wall coating applied to waterproof by previous owner (seller's father).

11. Roof replaced in 2021 by Express Roofing, who warranties work from date of installation. 50-year Owens Corning shingles installed. Standard warranty obtained. Both warranties are transferrable to new owner.

The Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of this date.

Seller Claude A. French III dotloop verified  
09/19/23 9:46 AM EDT  
ZXTH-IM1M-Y9EH-FRS6

Seller \_\_\_\_\_

### BUYER ACKNOWLEDGEMENT

The Buyer acknowledges receipt of this REAL ESTATE INFORMATION STATEMENT.

Buyer \_\_\_\_\_

Buyer \_\_\_\_\_