

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
7 Cedar Street Unit #2 Charlestown MA 02129

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

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	✓	
Oven	✓	
Microwave Oven	✓	
Dishwasher	✓	
Garbage Disposal	✓	
Trash Compactor		
Refrigerator	✓	
Washer	✓	
Dryer	✓	
Built in Air Conditioner		
Window Air Conditioner		
Intercom		
Burglar Alarms		
Audio/ Visual Equip.		
TV Antenna		
Satellite Dish		
Window Treatments	✓	
Fireplace Stove		
Gas Log		
Fireplace Apparatus		
Generator		
Sump Pump		
Water Heater	✓	

	Included	Not Working
Whirlpool/ Hot Tub		
Window Screens	✓	
Storm Windows		
Built in Barbecue		
Propane Tank		
Gazebo		
Above Ground Pool		
Pool Heater		
Pool Equipment		
Yard Shed		
Garden Statues		
Yard Fountains		
Play Equipment/ Swings		
Basketball Hoop		
Underground Lawn Sprinkler		
Firewood		
Automatic Garage Door Opener (s)		
Number of Remotes __		

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.



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 _____

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

Window walls in Living room and Kitchen were professionally
rebuilt and plastered in Spring 2015 due to winter ice damage.
Entire roof was also replaced in Spring 2015.

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		✓	
2. Features of the Property shared in common such as walls, fences, and driveways		✓	
3. Additional or structural modifications or alterations during the period of the Seller's ownership			See above
4. Fire or other casualty damage during the period of the Seller's ownership		✓	
5. Water penetration in basement during the period of the Seller's ownership	✓		
6. Homeowner's Association which may have any authority over the Property		✓	
7. Notice of any Special Assessments from any Homeowner's or Condominium Associations		✓	
8. "Common Areas" (Facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)	✓		
9. Notice of violation or citations against the Property		✓	
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"		✓	
11. Roof warranty in effect (approximate age of roof if known: <u><1</u> years)	✓		10 yr. warranty

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

5.) Very minimal water penetration by door in basement - When
pumped was not used during heavy storm
 6.) Common areas include basement, entry/stairway, and roof deck

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

Seller [Signature] Date 11/11/15
 Seller * [Signature] Date * 11/11/15

BUYER ACKNOWLEDGEMENT

The Buyer acknowledges receipt of this REAL ESTATE INFORMATION STATEMENT.

Buyer _____ Date _____
 Griffin Benelli
 Buyer _____ Date _____
 Hannah Botto Benelli