

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 257-259 Main St. Unit #1, 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	N/A	
Dishwasher	✓	
Garbage Disposal	✓	
Trash Compactor	N/A	
Refrigerator	✓	
Washer	✓	
Dryer	✓	
Built in Air Conditioner	✓	
Window Air Conditioner	N/A	
Intercom	N/A	
Burglar Alarms	N/A	
Audio/ Visual Equip.	N/A	
TV Antenna	N/A	
Satellite Dish	N/A	
Window Treatments	✓	
Fireplace Stove	N/A	
Gas Log	N/A	
Fireplace Apparatus	N/A	
Generator	N/A	
Sump Pump	✓	
Water Heater	✓	

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

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.

COPYRIGHT © 2001
GREATER BOSTON REAL ESTATE BOARD
Form ID: RA167



All rights reserved. This form may not be copied or reproduced in whole or in part in any manner whatsoever without the prior express written consent of the Greater Boston Real Estate Board.

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:

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

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

IN LAST 5 YEARS, A LITTLE WATER DURING A VERY
HEAVY RAINFALL

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

Seller David M. Lynch, Trustee Date 3/28/19
Seller David M. Lynch Date 3/28/19

BUYER ACKNOWLEDGEMENT

The Buyer acknowledges receipt of this REAL ESTATE INFORMATION STATEMENT.

Buyer _____ Date _____

Buyer _____ Date _____