

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
6 Intervale Road, Sudbury, MA 01776

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Oven	<input checked="" 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 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 type="checkbox"/>	<input type="checkbox"/>
Fireplace Stove	<input type="checkbox"/>	<input type="checkbox"/>
Gas Log	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace Apparatus	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Generator	<input type="checkbox"/>	<input type="checkbox"/>
Sump Pump	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>
Underground Lawn Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>
Firewood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automatic Garage Door Opener (s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Number of Remotes	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<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.

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 _____ General Notes _____

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

Previous owner(s) installed a "B Dry" system in the garage consisting of a perimeter drain around the interior of the garage, a sump pump in garage, drainage outside of garage door in response to past water intrusion. Evidence of past mold remediation in the attic resulting from bathroom venting into attic. Condition resolved by previous owner. Termite issues resolved by previous owner. Annual renewal of termite service warranty is available. No problems experienced during the period of Seller's ownership.

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

SURVEILLANCE SYSTEM NOT INCLUDED IN SALE. Swing set in backyard to remain. Newer stainless steel kitchen appliances. 2015 washer and dryer. 2006 HVAC. 2004 hot water heater. Replacement windows throughout the home. ADT Security system not currently in use. Lower level fireplace not used during Seller's ownership.

See separate list of features and updates made during Seller's ownership.

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

Seller *Danielle Martinage* dotloop verified
06/12/20 2:47 PM
EDT
ESIR-VT3J-LPE9-50GX

Seller *Gregory Martinage* dotloop verified
06/11/20 1:29 PM EDT
ZXSV-BQBY-H7YF-FGUJ

BUYER ACKNOWLEDGEMENT

The Buyer acknowledges receipt of this REAL ESTATE INFORMATION STATEMENT.

Buyer

Buyer