

## 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  
295 Old Beaverbrook, Acton, MA 01718

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 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 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 <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 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	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>
Firewood	<input type="checkbox"/>	<input type="checkbox"/>
Automatic Garage Door	<input type="checkbox"/>	<input type="checkbox"/>
Opener (s)	<input 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.

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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 explanation below.

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

Systems are older. Seller is providing 1 year American Home Shield ("AHS") "Shield Essential" home warranty to cover all major systems as a gift to the Buyer.

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Homeowner's Association which may have any authority over the Property	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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:

2., 6. and 8. The townhome is located in the Village of Nagog Woods ([www.VillageofNagogWoods.com](http://www.VillageofNagogWoods.com)) with common area and amenities. Nagog Woods Community Corporation ("NWCC") is the Association. The Dartmouth Group is contracted by NWCC to provide onsite property management services.

3. Many updates made by the Seller. Please see separate "Features and Improvements" attached to the MLS listing.

11. The roof was last replaced by the Association in 1997, and is scheduled for replacement again in 2023.

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

X Seller Leo Berblan

08/14/2020

X Seller Janet Berblami

08/14/2020

#### BUYER ACKNOWLEDGEMENT

The Buyer acknowledges receipt of this REAL ESTATE INFORMATION STATEMENT.

Buyer

Buyer