



MULTIFAMILY PROPERTY DISCLOSURE RIDER

(To be used in conjunction with Property Disclosure – Residential)

1 **SELLER:** _____

2 **PROPERTY LOCATION:** _____

3 **NUMBER OF UNITS:** _____

4
5 **1. RENT SCHEDULE (If more than 6 units, attach additional rent schedule).** ☐ Check box if additional
6 *schedule attached.*

7
8 Monthly Rent: If vacant please enter most recent rent amount.
9 Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer, G = Gas

Unit #	Lease (Y/N) or last occupied	Lease Begin MM/YY	Lease End MM/YY	Monthly Rent	Is rent current?	Amount of Security Deposit (Tenants/Pets)	Tenant Pays (Check)	Landlord Pays (Check)
							☐ H ☐ HW ☐ G ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ G ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ G ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ G ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ G ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ G ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ G ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ G ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ G ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ G ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ G ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ G ☐ E ☐ W ☐ S

10
11 Have any tenants given notice, been served Notices to Quit, or eviction proceedings begun against any
12 tenants? _____

13
14 **2. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc):** _____
15 _____

16
17 **3. EXPENSE INFORMATION:**
18 a. Annual real estate taxes and year:.....\$ _____
19 b. Annual hazard insurance:.....\$ _____
20 c. Annual snow removal expense:.....\$ _____
21 d. Annual lawn mowing, yard maintenance expense:.....\$ _____
22 e. Annual fuel consumption paid by landlord:.....\$ _____ #Gallons, cu.ft: _____
23 f. Annual electric costs paid by landlord:.....\$ _____
24 g. Annual trash removal expense:.....\$ _____
25 h. Other expense: _____
26 _____

Initials

SELLER and BUYER acknowledge they have read this page

Initials

SELLER | SELLER

BUYER | BUYER

27 **4. APPLIANCE/HVAC/WATER HEATER SCHEDULE** (only list appliances included in sale, if more than
28 **6 units, attach additional appliance schedule).** ☐ Check box if additional schedule attached.s

Unit	Stove	DW	Refrigerator	Microwave	Washer	Dryer	Furnace/ Age	Central Ac Age	Water Heater Age	Window Unit(s)

29
30 **5. ADDITIONAL INFORMATION:**
31 a. Any other leases or contracts for services on the building? ☐ Yes ☐ No If yes, please specify: _____
32 _____
33 b. Attached Operating/Income Statement for _____ years.
34 c. Additional comments: _____
35 _____
36 _____

37
38 **RENTS SHALL BE PRO-RATED AS OF THE DAY OF CLOSING. ALL PRO-RATED RENTS AND DEPOSITS**
39 **SHALL TRANSFER TO BUYER AT CLOSING.**
40
41 **AFTER ALL BUYER CONTINGENCIES ARE SATISFIED, SELLER AGREES TO PROVIDE BUYER COPIES OF**
42 **ALL LEASES.**
43
44 **SELLER ACKNOWLEDGES THAT SELLER HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH**
45 **INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF SELLER KNOWLEDGE. SELLER**
46 **AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER**
47 **BROKERS AND BUYER'S.**
48
49 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
50 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN**
51 **ATTORNEY BEFORE SIGNING.**

52
53
54 **SELLER** _____ **DATE** _____ **BUYER** _____ **DATE** _____
55
56
57 **SELLER** _____ **DATE** _____ **BUYER** _____ **DATE** _____

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