



2-4 FAMILY DISCLOSURE

Greater Hartford Association of REALTORS®, Inc.



This 2-4 Family Disclosure is with respect to the Property located at 143 Middle Turnpike West, Manchester, CT which is owned by Homeport Enterprises, LLC (Seller).

Seller discloses the following information concerning the Property: [CHECK APPLICABLE ITEM(S)]

1. 2-4 Family Property. The Property contains 2 residential units and 3 commercial units. Seller does not occupy one of the apartments. If Seller occupies one of the apartments, that apartment is identified as follows:

2. Tenants. The tenants of the Property are as follows:

A.

- 1. Unit No. 151-153
2. Tenants: Pizza - Restaurant
3. Rent: \$2100
4. Rent is up to date OR rent is delinquent in the amount of: \$ up to date
5. Security deposit: 0
6. Lease is oral month-to-month OR written, expiring on: 02/23 + 5 year option

B.

- 1. Unit No. 149
2. Tenants: Barber Shop
3. Rent: \$1,050
4. Rent is up to date OR rent is delinquent in the amount of: \$ current
5. Security deposit: 0
6. Lease is oral month-to-month OR written, expiring on:

C.

- 1. Unit No. 147
2. Tenants: Residential
3. Rent: \$875
4. Rent is up to date OR rent is delinquent in the amount of: \$ up to date
5. Security deposit: \$875
6. Lease is oral month-to-month OR written, expiring on: 09/21 + 1 year option

D.

- 1. Unit No. 143
2. Tenants: Convention store
3. Rent: \$1,050
4. Rent is up to date OR rent is delinquent in the amount of: \$ up to date
5. Security deposit: \$1,050
6. Lease is oral month-to-month OR written, expiring on: 03/21 + 1 year option

3. Services. The following services are included in the monthly rent [check one or more]:

- Unit No. 151-153: Water, Electric, Oil, Gas, Telephone, Trash, Snow Removal, Lawn/grounds, Other.
Unit No. 147: Water, Electric, Oil, Gas, Telephone, Trash, Snow Removal, Lawn/grounds, Other.
Unit No. 149: Water, Electric, Oil, Gas, Telephone, Trash, Snow Removal, Lawn/grounds, Other.
Unit No. 143: Water, Electric, Oil, Gas, Telephone, Trash, Snow Removal, Lawn/grounds, Other.

4. Fixtures. All of the fixtures at the Property are owned by Seller except:

5. Furniture. All of the furniture at the Property is owned by the tenant(s) except:

6. Appliances. All appliances at the Property are owned by the Seller except:

NOTE: Seller represents that the information contained in this Disclosure is accurate as of the date it is signed by Seller, but makes no representations as to the continuing accuracy of this information after such date.

SELLER(S) [Signature]

Date: 11/6/20

Buyer acknowledges that Buyer has read and received a copy of this 2-4 Family Disclosure.

BUYER(S)

Date: