

Important Notice Regarding Statements of Account for: The Commons at Merrimack

A Leasehold Condominium Community

Condo Fees, Land Lease & Land Tax

There are three (3) authorities that need to be contacted to get statements of account of Unit Owner standing with regard to their financial status to comply with the Condominium Act RSA 356-B, land lease and condo fee and tax payments. Land and building tax separately billed as 'B' and 'A' respectively.

1. The BOD at Merrimack Commons and their representative Great North for Association Common Expenses (Condo Fees)
2. The Lessor representative for both Land Lease Payment (rent) and Land Tax and Lease status
3. The Town of Merrimack for both Land Tax & Building Tax.

“For statement of account status of Condo Fee (Association Fee) contact:

The Commons at Merrimack Condominium Association and /or

Great North 603-436-4100

“For statement of account status of the Land Lease Payment (rent) contact Lessor:

Nancy@Patterson-nh.com phone # 603.424.5679 (contact person)

“For statement of account statuses of Land Tax contact both parties Lessor and Town:”

Nancy@Patterson-nh.com phone # 603.424.5679 (contact person)

Town of Merrimack, NH Tax Collector phone # 603.424.3651

All three accounts must be in good standing or made so at time of closing in order to transfer property as well as the status of the sublease. If sublease has been terminated it needs to be reinstated by the Lessor and signed by the unit owner and all outstanding monies paid in full.

Also note to Closing Agents and buyers the 'Consent to be Taxed' Form provided must be completed, signed, recorded and returned to town.

Land Lease Payments (rent) are to be sent to:

Dana Patterson 1991 Rev Trust #1

PO Box 999

Merrimack, NH 03054

Condo Fees are to be sent to:

The Commons at Merrimack c/o Great North

3 Holland Way Suite 201

Exeter, NH 03833