





# Acceptable Documentation for Warranty Eligibility (cont.)

## Deed or Certificate of Occupancy (COO)

Must contain / be the following:

- Easily readable / legible
- Name of the owner (individual only for Lifetime warranties)
- Location / Street Address
- Date: A deed must pre-date product's date of manufacture, A COO must be after the product date of manufacture

### Not Acceptable:

- Document with no dates
- Unsigned or unstamped document

## Example Deed

BK 24015 PG 264

**64656**

45/0014

QUITCLAIM DEED

██████████ INC., a Massachusetts corporation duly established under law and having its principal place of business at ██████████ Holden, MA 01520

for consideration paid and in full consideration of

FOUR HUNDRED NINETEEN THOUSAND FIVE HUNDRED SEVENTY DOLLARS  
(\$419,570.00)

GRANTS to **STEPHEN ██████████** AND **LISA ██████████** Husband and Wife, as Tenants by the Entirety, both of 250 ██████████ Holden, MA 01520

WITH QUITCLAIM COVENANTS

The land with the improvements thereon known as and located at ██████████ known as 250 ██████████ Holden, MA 01520, and more particularly bounded and described as set forth on Exhibit A attached hereto and recorded herewith.

THIS TRANSFER DOES NOT CONSTITUTE THE SALE OF ALL OR SUBSTANTIALLY ALL OF THE ASSETS OF THE GRANTOR CORPORATION IN THE COMMONWEALTH OF MASSACHUSETTS.

IN WITNESS WHEREOF, the said ██████████ INC. has caused these presents to be signed, acknowledged and delivered in its name and behalf by ██████████ President, hereby duly authorized this 7<sup>th</sup> day of May, 2001

██████████ INC.  
By ██████████ President

FTW Title 8050  
Return to: Attorney ██████████  
██████████ Avenue  
Worcester, MA

01 MAY 14 PM 1:27

## Example Certificate of Occupancy

**TOWN OF ██████████**  
**CERTIFICATE OF OCCUPANCY**

\$25.00  DATE 6/17/04  
\$50.00 \_\_\_\_\_

NAME JOHN ██████████  
ADDRESS 4 ██████████ LANE  
MAP ██████████ PARCEL ██████████  
ZONING DISTRICT R/A  
USE GROUP R4  
TYPE CONSTRUCTION SINGLE FAMILY  
OCCUPANCY LOAD 40/30

This certifies that you have met all the applicable zoning bylaws, Town of ██████████ and the building requirements, State Building Code.

PUBLIC WORKS Made 2 Cmc 6/17/04  
CONSERVATION Wampum 6/17/04  
PLANNING ██████████ 6/21/04  
TOWN CLERK Camp 6/15/04  
TREASURER ██████████  
ASSESSOR ██████████

Any special stipulations and conditions of the building permit  
Basement unfinished  
Attic Storage only

██████████  
Inspector of Buildings/  
Zoning Enforcement Office



# Acceptable Documentation for Warranty Eligibility (cont.)

## Real Estate Tax Bill with confirmation of current ownership

Must contain / be the following:

- Easily readable / legible
- Name of the owner (individual only for Lifetime warranties)
- Location / Street Address of the property being taxed must match the claim.
- Tax bills sent to other locations will be assumed to show property as rental
- Date: The tax bill must pre-date product's date of manufacture
- Second document needed to confirm current ownership such as recent tax bill

### Not Acceptable:

- Document with no dates
- Missing town / city information
- Water / Sewage / Excise / Income Tax Bills

Office of Tax Collector  
186 Main Street  
Newmarket, NH 03857-1838  
(603) 659-3073, x4070

**Town of Newmarket**  
2011 First Issue Property Tax

OFFICE HOURS:  
M, T, Th, 7-5 pm; Wed, 7-7 pm  
Closed Fri.

2010 Tax Rate      12% APR INTEREST CHARGED AFTER: 7/05/2011

TAX	STATE ED.	LOCAL SCHOOL	COUNTY	TOWN	TOTAL
RATE	1.15	6.63	0.52	2.71	11.00

VALUATION	TAX CALCULATION
Land 81,900	First Issue Tax 3,347.00
Building 222,400	Veterans Credit, 1st Half 0.00
EXEMPTIONS	Pre Payments 0.00
Elderly 0	
Blind/Disabled/Energy 0	NET TAXES DUE 3,347.00
NET VALUATION 304,300	

Checks Payable to: Town of Newmarket.  
Mastercard, Discover, AmEx accepted—2.95% fees apply, or pay online www.newmarketnh.gov.

If you are elderly, disabled, blind, a veteran, veteran's spouse, or unable to pay taxes due to good cause, you may be eligible for a tax exemption, credit, abatement, or deferral.  
For application information and deadlines, contact the Assessing Department, Town of Newmarket, 186 Main St., Newmarket, NH 03857 (603) 659-3073, x1306.

MAP/LOT/PLOT & PROPERTY ID  
[REDACTED]

PROPERTY LOCATION  
232 [REDACTED] RD

PROPERTY OWNER  
[REDACTED] JOHN  
[REDACTED] MARY  
232 [REDACTED] RD  
NEWMARKET, NH 03857-2117

**Acceptable Real Estate Tax Bill example –**  
Address information matches (yellow)  
Predated product manufacture (green)

### Unacceptable

Real Estate Tax Bill example:

Address information does not match (yellow and green)

Did not predate product manufacture (blue – 7/1/2000 vs 12/9/1999 date of MFG)

TOWN OF AUBURN  
OFFICE OF THE TAX COLLECTOR  
104 CENTRAL ST  
AUBURN, MA 01501

8283 - 411-36  
12/6/00

37 [REDACTED] RD  
NO OXFORD, MA 01537-

Phone: Office of the Collector: (508) 832-7705  
Office of the Assessor: (508) 832-7708

**TOWN OF AUBURN**  
2001 FIRST QUARTER PRELIMINARY REAL ESTATE TAX BILL  
AUBURN SCHOLARSHIP FUND

VOLUNTARY CHECK OFF FOR CONTRIBUTION TO SCHOLARSHIP FUND  
 \$5     \$10     \$20     OTHER

Check off amount you wish to contribute & add to total.  
Please submit top and bottom copy if making a contribution to Scholarship.

Donor Name \_\_\_\_\_  
Address \_\_\_\_\_  
Amount: \$ \_\_\_\_\_

Remove Remit Copy at perforation and mail with your payment to:  
Town of Auburn  
P.O. Box 15655  
Worcester, MA 01615-0655

Office Hours:  
Monday - Friday  
8:00AM - 4:00PM

Collector of Taxes  
Gail J. Stearns

The Commonwealth of Massachusetts  
Town of Auburn  
P.O. Box 15655  
Worcester, MA 01615-0655

ISSUE DATE: 7/01/2000

BILL NUMBER: [REDACTED]  
MAP/BLOCK/LOT: 19/056/0000

PROPERTY DESCRIPTION      TAX SUMMARY

LOCATION:	1st Quarter Preliminary Due August 1, 2000	Tax	FIRST QUARTER PRELIMINARY TAX
6 [REDACTED] AVE	\$376.29		\$376.29
ACRES: 0.691    CLASS: 1040	\$376.29		
BOOK / PAGE: 20254/0309			
Total Preliminary Tax	\$752.58	Pay this Amount	\$376.29
		Due & Payable	08/01/2000

37 [REDACTED] RD  
NO OXFORD, MA 01537-

Interest at a rate of 14% per annum will accrue on overdue payments until payment is made.  
SEE REVERSE SIDE FOR IMPORTANT INFORMATION.





## Acceptable Documentation for Warranty Eligibility (cont.)

### Properties owned by Trusts

Due to the potential for property ownership to be made unclear by Trusts, we have determined that if an online property record shows a property being owned by an individual, then put into a Trust with the same name, we will accept it as confirmation of ownership. Property Record from an acceptable, government-associated site will be needed to show the history.

Snapshot example from an acceptable site below. Please note that personal information has been redacted, but this example does show the consistent ownership since 1995.

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
██████████ GARY C + KERRI-LEE TRUSTEES	\$100		██████████	1A	05/18/2022	
██████████ GARY C	\$0		██████████	1A	04/22/1999	
██████████ GARY C	\$128,000		██████████	1A	07/19/1995	
██████████ HELEN	\$0		██████████	UNKQ	05/09/1939	