The Ruggles-Fayerweather House

175 & 177 Brattle Street, Cambridge, Massachusetts







For more information, please contact:

Nicole Monahan
Luxury Real Estate Broker
nmonahan@landvest.com
M: 617.680.6895

Terry Maitland
Luxury Real Estate Broker
tmaitland@landvest.com
M: 508.395.5938

LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE

www.landvest.com

All information provided is deemed reliable but is not guaranteed and should be independently verified. TM345339

LandVest

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 175 & 177 Brattle Street, Cambridge, MA that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on their due diligence and such representations and warranties, if any, and to the extent as may be expressly stated in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use or alteration of the property under pertinent federal, state, and local regulations and applicable covenants, easements, and restrictions on title. The Seller makes no representation as to the likelihood of approval of any proposed use or alteration.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

LandVest

Exhibits

Property Information

Main House (175 Brattle Street)

- Floor Plans

Carriage House (177 Brattle Street)

- Floor Plans

Mapping

- Base Plan
- Orthophotograph
- Town Locus

Lead Paint Disclosures
Agency Disclosure

Information Sheet
175 & 177 Brattle Street
Cambridge, Massachusetts

The Ruggles-Fayerweather House and Carriage House

If a home has been truly loved, rather than just lived in, it acquires a special energy.

The extraordinary Ruggles-Fayerweather House is the only one of the seven Cambridge "Tory Row[i]" homes still privately owned. Sited on a slightly elevated, generous corner parcel of over half an acre, this proud historic home (c. 1764) and adjacent carriage house (c. 1915) are set back from Brattle Street behind an elegant white fence. Fences and hedge plantings surround the entire property. The estate's connection to quiet Channing Place (a charming, dead-end side street) is as notable as its beautiful Brattle Street frontage.

This light-filled, three-story High Georgian home seamlessly merges history and modern family living. The home has been meticulously maintained and gently updated over the years while retaining its original character and detail: high ceilings, ornate moldings, six-over-six windows, leaded glass windows, quarter-sawn oak flooring, original interior shutters, rare John Sadler tile surrounds on many of the fireplaces, and a stunning Stanford White designed library.

The Carriage House at 177 Brattle Street, designed by architects Coolidge & Carlson and originally part of the property, has recently been reacquired. It is in the process of being restored and re-integrated with 175 Brattle Street creating a truly unique estate. Set back 45 yards from Brattle Street with surprising privacy and the appearance of an English-country cottage, 177 Brattle could be a house for guests, a personal office, an in-law or nanny apartment, or simply extra space in which to live.

The present grounds feature mature specimen trees, multiple exquisite gardens, an elegant terrace, a secluded family seating area, and a sweeping front lawn. The detached two-car garage with carport is accessed from Channing Place with additional parking available via the gracious 177 Brattle driveway. Channing Place and Channing Street offer abundant overflow parking.

For nearly 120 years, since the property's conversion back to a private residence in 1907, the Ruggles-Fayerweather House has been the beloved home of three successive couples who raised their children there, entertained family and friends, and loved the house, the gardens, and the vibrant Cambridge community. The High Georgian home was built in 1764 by Captain George Ruggles, a Jamaica planter and loyalist to the Crown, on a ~50-acre farm that stretched from the Charles River to Reservoir Hill. Just prior to the Revolutionary War, he sold it to Thomas Fayerweather, a Boston businessman and merchant. During the Battle of Bunker Hill, the house was used as a hospital for wounded soldiers. In the 1820s, Fayerweather's estate sold it to William Wells, a bookseller and renowned Latin scholar. Wells had just suffered a devastating financial loss as his downtown Boston bookshop had burned to the ground and was uninsured. He transformed his new Cambridge home into a boarding preparatory school that survived and sometimes thrived for nearly 70 years. Among his best-known students was James Russell Lowell.

During that period in the 1800s, most of the 50 acres was sold off to support the school and the Wells family. The next two owners of the Ruggles-Fayerweather House were each beloved and esteemed professors: Harvard Professor of History Roger Merriman and MIT Professor of Chemistry Klaus Beimann.

With the Ruggles-Fayerweather House's current owners intending to sell the home within the next few years, the time has now come for this landmark property, which was last sold by LandVest 28 years ago, to begin the process of finding its next stewards who will become the 7th owner.

PROPERTY OVERVIEW

- c. 1764 High Georgian home with five en-suite bedrooms, nine fireplaces, kitchen with family dining area, library/family room, formal dining room, living room/music room, and powder room. Second-floor laundry room. Third floor with den/TV room, office, and large study room. Basement level includes exercise room, storage, and worker's half-bath.
- Main House 7,145± sq. ft as measured
- Charming Garden Shed with soapstone countertops and sink
- Two-car detached garage on Channing Place with additional parking off of 177 Brattle driveway
- c. 1915 two-story, two-bedroom Carriage House with fireplace and 2 full baths
- Carriage House 1,725± sq. ft as measured
- In total, .65 ± acres / 28,531 sq. ft of land with mature plantings and exquisite gardens

MAIN HOUSE

FIRST FLOOR

- Grand Front Entry Hall with paneled wainscotting, historic staircase, and built-in closets/cabinetry
- Quarter-sawn oak flooring throughout
- Powder Room with pedestal sink
- Gracious Living Room / Music Room with paneled walls, ornate dentil-moldings, window seats, interior shutters, and a gas-log fireplace with rare, hand-colored John Sadler tile surround and antique fireback
- Formal Dining Room with wainscotting, ornate crown moldings, window seats, interior shutters, and wood burning fireplace with an antique marble mantel/surround with onyx inlay
- Butler's Pantry with farm sink and mahogany countertop plus cabinetry for glassware and tableware
- McKim, Mead & White designed Library / Family Room featuring the original Irving and Cassum Co. partners' desk. Also includes built-in bookshelves and cabinetry, columns, window seats, a wood-burning fireplace, and a sunny bay alcove with French doors opening to the East Terrace and adjoining private garden

- Kitchen with breakfast area surrounded by unique leaded pane windows, marble countertops, double oven, center island with induction cooktop, and pantry
- Rear entry hall/mudroom/alcove with heated marble floor and walk-in closet
- Back stairs to the lower level and 2nd floor

SECOND FLOOR

- Graceful, historic staircase to second-floor landing; window seat & original interior shutters
- Primary Bedroom Suite with wood-burning fireplace with antique Sadler tile surround, original built-ins, en-suite bathroom with gas-log fireplace with antique French tile surround, ribbon tile flooring, double marble-top vanities, soaking tub, large marble-tiled stall shower, and WC; and attached walk-in dressing room with custom built-in cabinetry
- Large Front Bedroom with wood-burning fireplace with Sadler Tile surround; en-suite bathroom with custom built-in cabinetry, marble-top vanity and stall shower
- Large Back Bedroom with wood-burning fireplace; en-suite bathroom with custom built-in cabinetry, marble-top vanity and stall shower
- Laundry Room with pocket door, two washers and two dryers, folding table and hanging rack, sink with soapstone countertop, and built-in ironing board
- Stairway to third floor with two under-stairs Harry-Potter-inspired, dog enclosures
- Back stairway to the first floor

THIRD FLOOR

- Large Study Room/Office with wood-burning fireplace and adjacent kitchenette
- Playroom/Sitting Room/TV Room with built-in cabinetry, bookshelves and wood-burning fireplace with tile surround
- Gift-Wrapping Room/Office
- Seasonal storage room/closet

  NOTE: OVER THE YEARS, THESE FOUR ROOMS HAVE BEEN USED FOR DIFFERENT PURPOSES. ALL FIVE MERRIMAN CHILDREN LIVED ON THE THIRD FLOOR, AND THE GIFT-WRAPPING ROOM / OFFICE WAS A NURSERY. THE BEIMANNS TYPICALLY HAD A STUDENT LIVING WITH THEM IN THE THIRD-FLOOR GUEST BEDROOM, AND THE BEIMANN CHILDREN USED THE STORAGE ROOM AS A DARK ROOM FOR PHOTOGRAPHY.

- Bedroom with built-in bookshelves and walk-in closet; en-suite bathroom with a custom-built vanity with a soapstone countertop and bathtub/shower
- Guest Bedroom with attached bathroom with marble top vanity and stall shower; bathroom also directly accessible from the hallway
- Stairs to the Attic

LOWER LEVEL

- Secondary pantry / refrigerator
- Wine Closet
- Exercise Room
- Extra washer and dryer
- Workers' half bathroom
- Offseason storage room and extra storage

- Mechanical Room

GROUNDS

- The original garden plans are from 1927, with significant updating since 2000 (and particularly 2010-2012) by landscape architects Diane McGuire and Gordon Hayward
- Garden areas include the East Garden, the Entry Garden, the Family Garden, the Woodland Walk, the Front Gardens and Lawn, and the Channing Place Garden. Mature hedges surround the property.
- Specimen American Horse Chestnut Tree; grape arbor; magnificent Fastigiati Oak hedge
- See garden tour information for more specific detail

SYSTEMS

- Whole-house air conditioning and heating; HVAC systems fully updated in 2020 including online remote-control capability
- Supplemental multi-zone hot air heating with high high-efficiency gas furnace as well as connected heavy-duty hot water system
- Whole-house water conditioner and water filtration
- Fully updated electrical wiring; 200-amp service
- Backup generator
- Three-tab shingle roof with 30" copper drip edge installed on all sides (a complete reroofing with 25-year shingles was completed in ~2015)
- Automatic exhaust fans in attic; and chimney draft fans installed in three high-use fireplaces
- Basement radon system
- Basement drainage system and exterior rear-of-house drains connected to large drywell. Basement has been dry for 20+ years
- Multi-zone irrigation system covering entire property
- Alarm system with online control and backup radio connectivity
- Whole-house, industrial-grade wifi system with select hard-wire internet cabling

CARRIAGE HOUSE - recently reacquired and being fully renovated to reunite it with the property

FIRST FLOOR

- Living Room / Dining area with gas-log fireplace
- Kitchen
- Sun Room / Office
- Laundry Room with washer and gas dryer
- Bathroom with shower

SECOND FLOOR

- Bedroom
- Bedroom

- Full Bathroom

SYSTEMS

- Whole-house air conditioning and heating
- Electric hot water system
- Fully updated electrical
- Alarm system with online control

175 Brattle and 177 Brattle

Total Assessed Value (F.Y.2026):		$10,983,700
Total Property Taxes (F.Y.2026):	@$6.67 per 1,000	$73,261

[i] Adapted from the Cambridge Historical Society website (https://historycambridge.org/):

Tory Row occupies a special place in Cambridge history. In the middle of the 18th century, these seven Georgian estates were the grandest houses in the city built by a group of wealthy, interrelated families who represented the social elite in Cambridge. However, as discontent rose in the American colonies, these families, with their politically conservative and loyalist views as well as lavish lifestyles, sought safer ground closer to the British military before the first shots of the American Revolution were fired. After hostilities broke out, the estates were seized by the Continental Army, with the Ruggles-Fayerweather home being only one of two returned after the war to its owner. During the war itself, some of the Tory Row homes were used to house officers, others as hospitals, and the Longfellow House was the home and headquarters of General George Washington.

In an odd turn of fate, while Cambridge residents were quick to condemn the lives of excess that these Tory estates represented, Brattle Street soon returned to being the most fashionable address in the city as these homes became highly sought after following the end of the Revolution. In the 19th century, several additional Georgian houses, similar to the Tory estates, were built along Brattle Street, and, in the first half of the 20th century, Georgian Revival became the most popular house style in Old Cambridge.

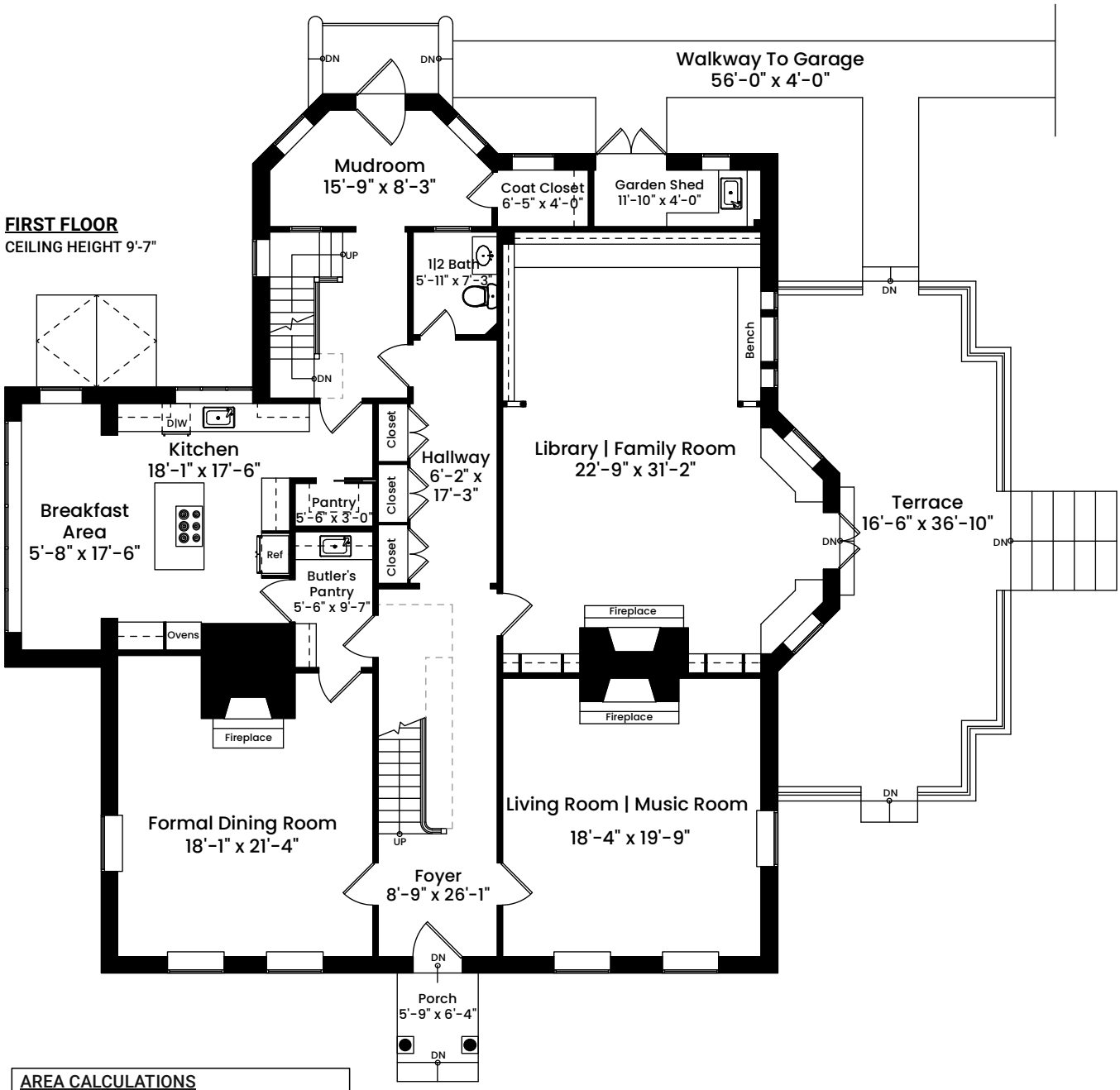
Samuel Atkins Eliot, writing in 1913 of the seven colonial mansions making up Tory Row, called the area "not only one of the most beautiful but also one of the most historic streets in America."

Main House

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

175 Brattle Street | Cambridge, MA 02138

FIRST FLOOR
CEILING HEIGHT 9'-7"



AREA CALCULATIONS	
Lower Level	187 SF
First Floor	2,787 SF
Second Floor	2,181 SF
Third Floor	1,990 SF
Total Finished Area	7,145 SF
Lower Level Utility | Storage	2,048 SF
Garden Shed	68 SF
Total Area	9,261 SF

Architecturally drafted in October 2025 by:
National Floor Plans (800) 328-0217
Associate Member | American Institute of Architects
Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.

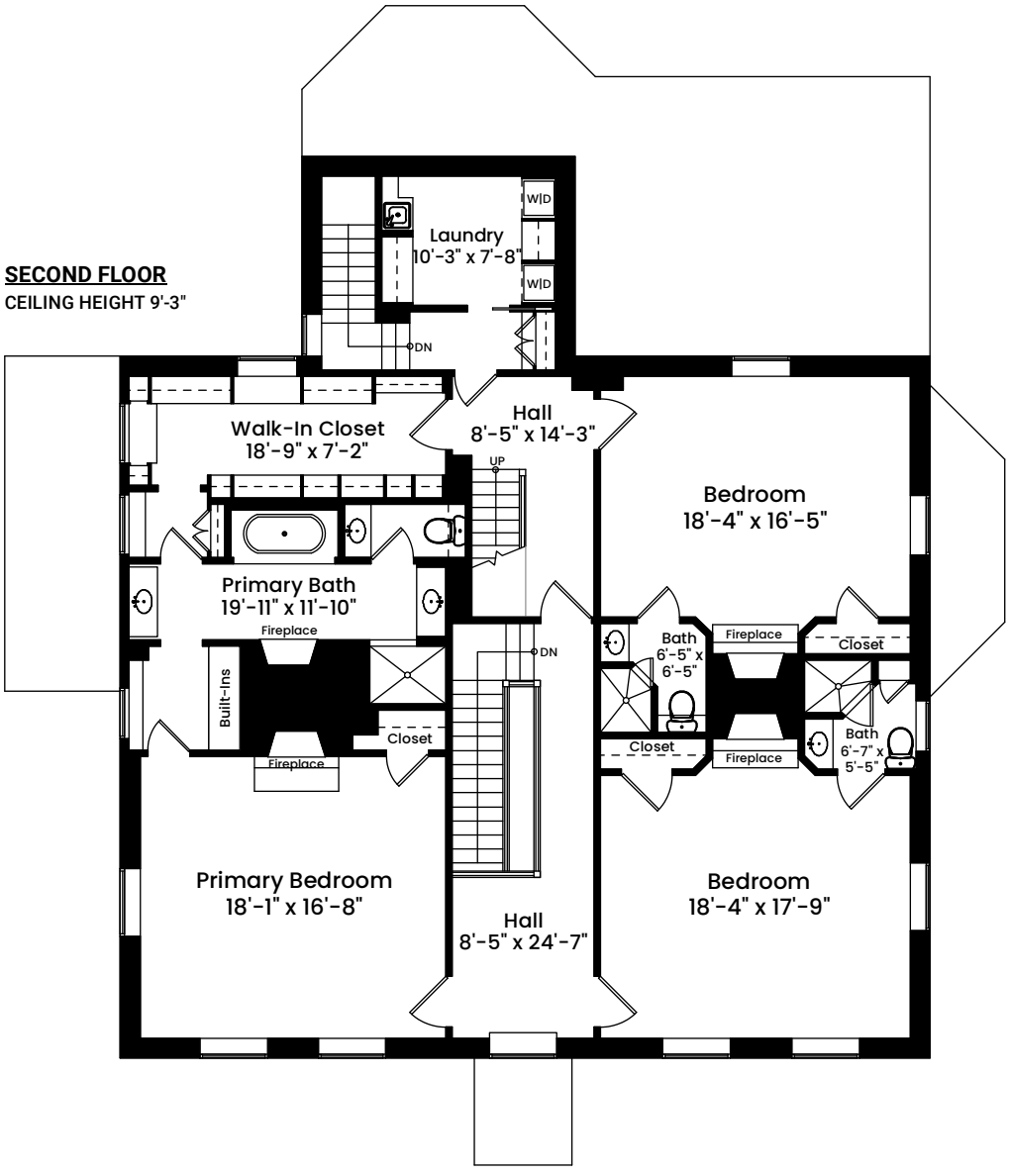
North

1 1 2 4 8
Graphic Scale

Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

175 Brattle Street | Cambridge, MA 02138

SECOND FLOOR
CEILING HEIGHT 9'-3"



AREA CALCULATIONS	
Lower Level	187 SF
First Floor	2,787 SF
Second Floor	2,181 SF
Third Floor	1,990 SF
Total Finished Area	7,145 SF
Lower Level Utility | Storage	2,048 SF
Garden Shed	68 SF
Total Area	9,261 SF

Architecturally drafted in October 2025 by:
National Floor Plans (800) 328-0217
Associate Member | American Institute of Architects
Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.

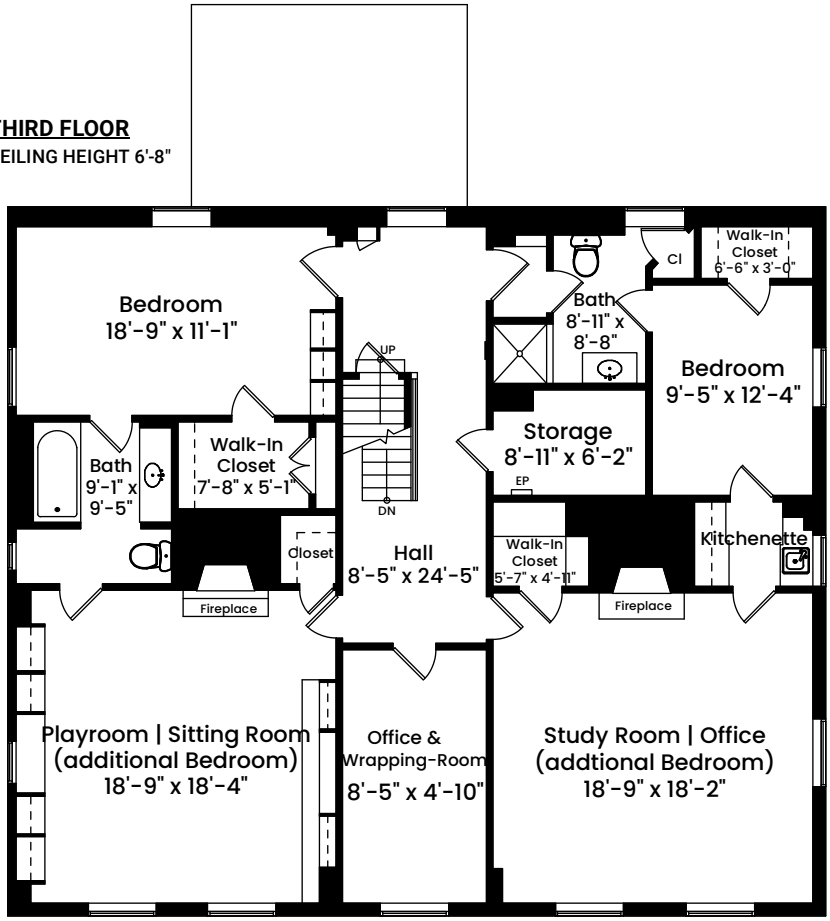
North

1 1 2 4 8
Graphic Scale

Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

175 Brattle Street | Cambridge, MA 02138

THIRD FLOOR
CEILING HEIGHT 6'-8"



AREA CALCULATIONS	
Lower Level	187 SF
First Floor	2,787 SF
Second Floor	2,181 SF
Third Floor	1,990 SF
Total Finished Area	7,145 SF
Lower Level Utility | Storage	2,048 SF
Garden Shed	68 SF
Total Area	9,261 SF

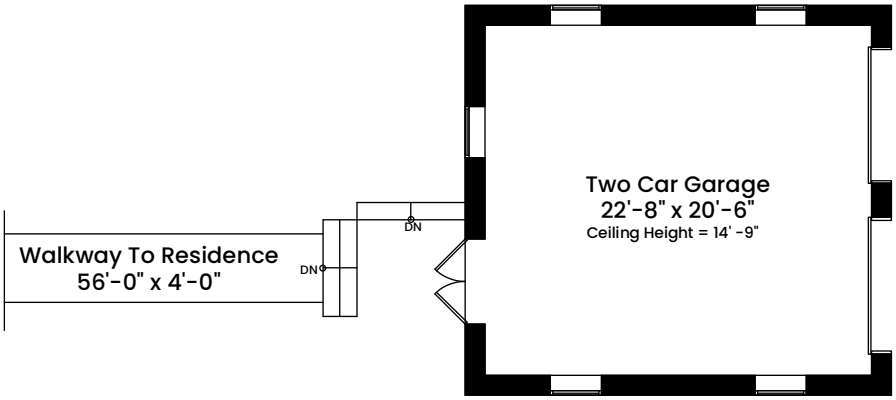
Architecturally drafted in October 2025 by:
National Floor Plans (800) 328-0217
Associate Member | American Institute of Architects
Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.

North

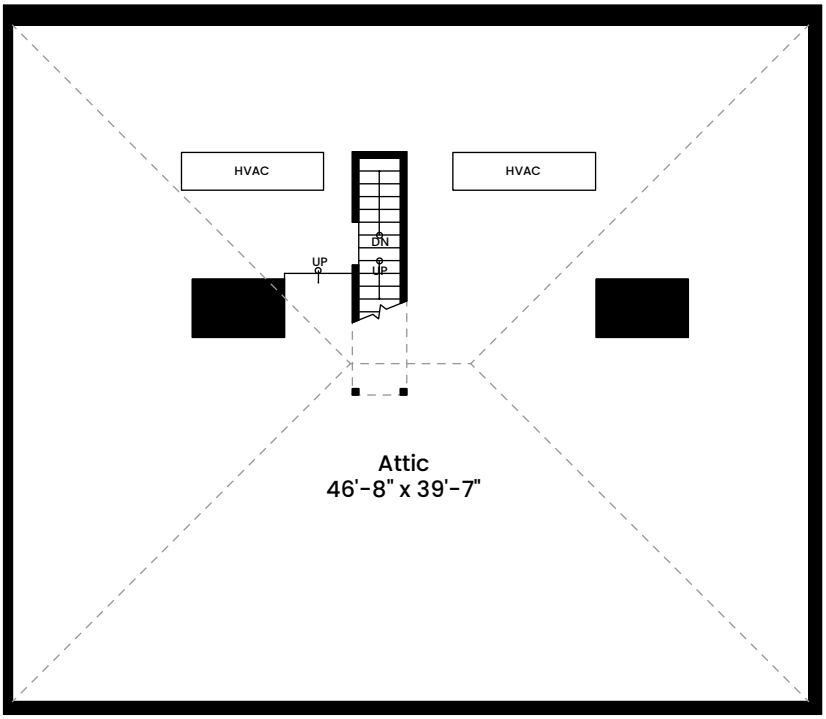
1 1 2 4 8
Graphic Scale

Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

175 Brattle Street | Cambridge, MA 02138

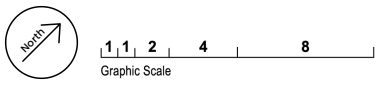


ATTIC
CEILING HEIGHT 8'-10"



AREA CALCULATIONS	
Lower Level	187 SF
First Floor	2,787 SF
Second Floor	2,181 SF
Third Floor	1,990 SF
Total Finished Area	7,145 SF
Lower Level Utility | Storage	2,048 SF
Garden Shed	68 SF
Total Area	9,261 SF

Architecturally drafted in October 2025 by:
National Floor Plans (800) 328-0217
Associate Member | American Institute of Architects
Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.

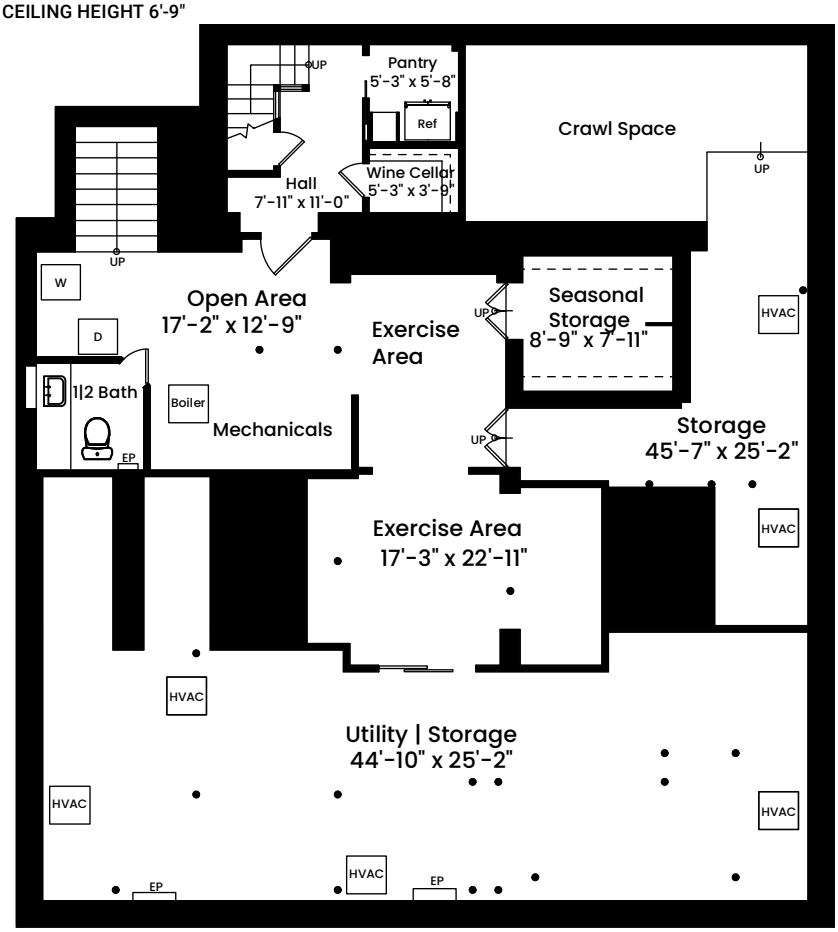


Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

175 Brattle Street | Cambridge, MA 02138

LOWER LEVEL

CEILING HEIGHT 6'-9"



AREA CALCULATIONS	
Lower Level	187 SF
First Floor	2,787 SF
Second Floor	2,181 SF
Third Floor	1,990 SF
Total Finished Area	7,145 SF
Lower Level Utility | Storage	2,048 SF
Garden Shed	68 SF
Total Area	9,261 SF

Architecturally drafted in October 2025 by:
National Floor Plans (800) 328-0217
Associate Member | American Institute of Architects
Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.

North

1 1 2 4 8
Graphic Scale

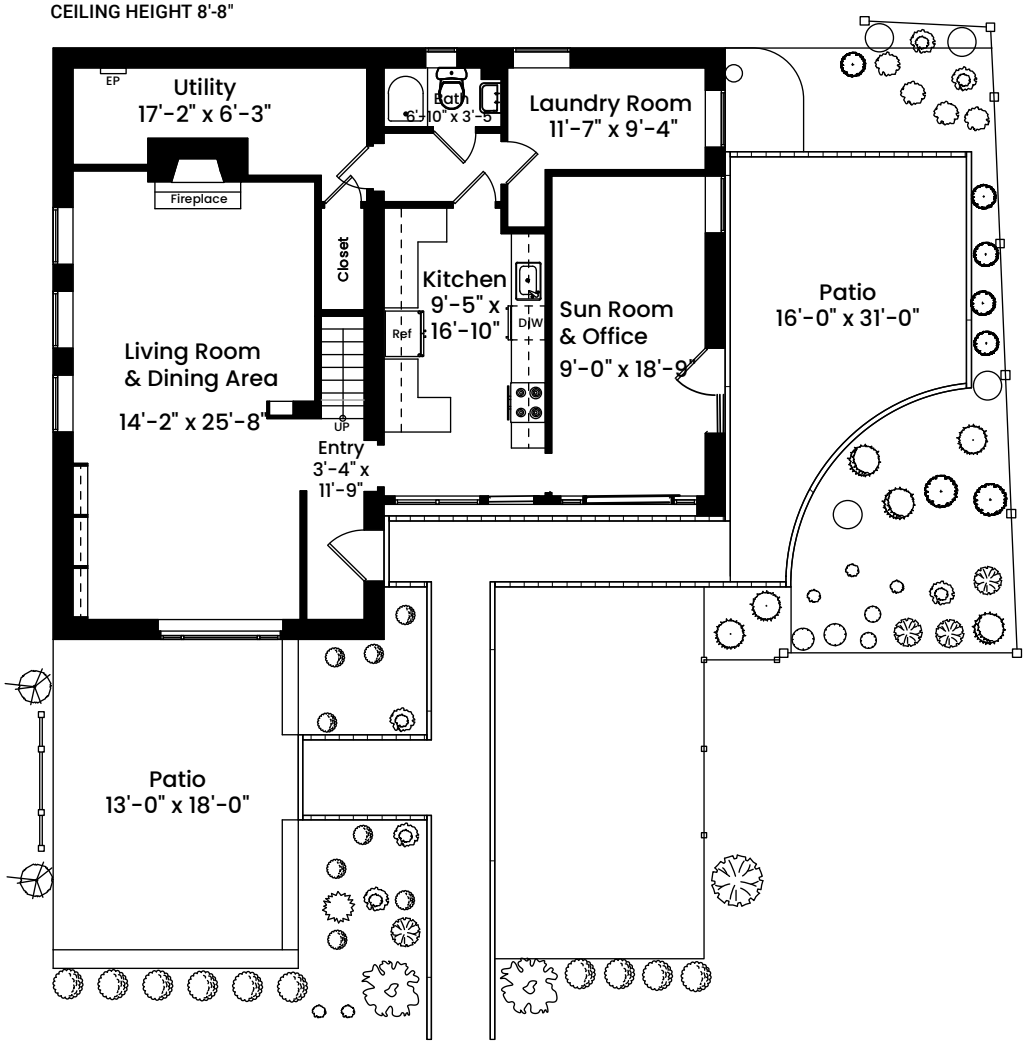
Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

Carriage House

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

177 Brattle Street | Cambridge, MA 02138

FIRST FLOOR
CEILING HEIGHT 8'-8"



AREA CALCULATIONS	
First Floor	1,054 SF
Second Floor	671 SF
Total Finished Area	1,725 SF
First Floor Utility	152 SF
Total Area	1,877 SF

Architecturally drafted in October 2025 by:
National Floor Plans (800) 328-0217
Associate Member | American Institute of Architects
Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.

North

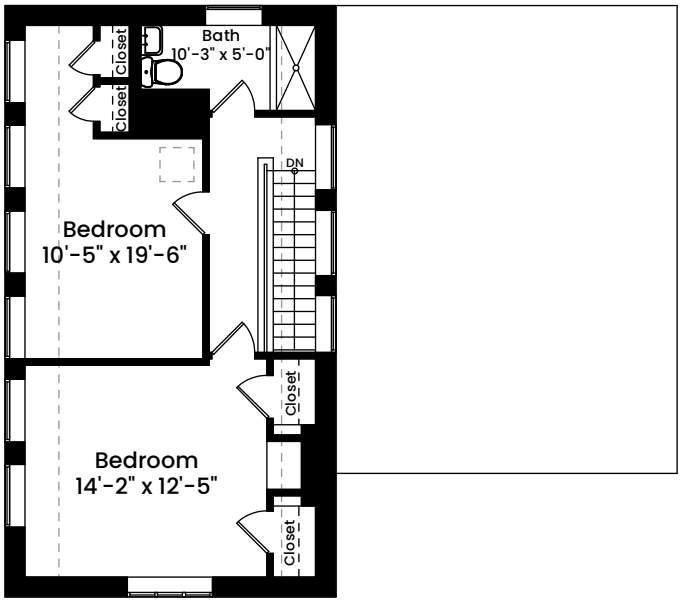
1 1 2 4 8
Graphic Scale

Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

177 Brattle Street | Cambridge, MA 02138

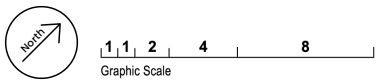
SECOND FLOOR

CEILING HEIGHT 7'-5"



AREA CALCULATIONS	
First Floor	1,054 SF
Second Floor	671 SF
Total Finished Area	1,725 SF
First Floor Utility	152 SF
Total Area	1,877 SF

Architecturally drafted in October 2025 by:
National Floor Plans (800) 328-0217
Associate Member | American Institute of Architects
Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.



Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.

GIS Mapping

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

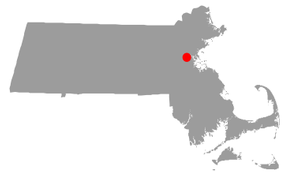
175 Brattle Street

Cambridge, MA

Base Plan

LEGEND

- Subject Property - 0.65 ±Ac
- Adjacent Properties
- Building Footprints
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 11/10/25

Project Number: MA5442

0 25 50 100 Feet

Scale: 1 " = 50 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: MA5442 base



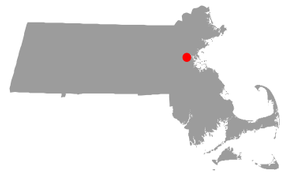
175 Brattle Street

Cambridge, MA

Base Plan Orthophotograph

LEGEND

- Subject Property - 0.65 ±Ac
- Adjacent Properties
- Contours (ft)



Notes:
Credits: 2025 Imagery from Nearmap Imagery map service.

Date: 11/10/25

Project Number: MA5442

0 25 50 100 Feet

Scale: 1 " = 50 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: MA5442 ortho

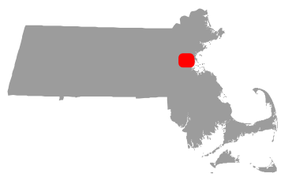
175 Brattle Street

Cambridge, MA

Town Locus

LEGEND

- Subject Property - 0.65 ±Ac
- Trails
- Adjacent Properties
- Protected Land
- Conservation Restrictions (CRs)
- Agricutural Preservation Restrictions (APRs)
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 11/10/25

Project Number: MA5442

0 1,000 2,000 4,000 Feet

Scale: 1 " = 2,000 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: MA5442 town locus

dotloop signature verification: dtlp.us/yq0L-2RJ-PTRR

PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). _____

(ii) ☑ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (circle documents below).
Lead Inspection Report; Risk Assessment Report; Letter of Interim Control; Letter of Compliance

(ii) ☑ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) _____ Purchaser or lessee purchaser has received copies of all documents circled above.

(d) _____ Purchaser or lessee purchaser has received no documents.

(e) _____ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) _____ Purchaser or lessee purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(g) NM 10/20/25 dotloop verified _____ Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) _____ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law - either through full deleading or interim control - if it was built before 1978 and a child under six years old resides or will reside in the property.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

BOBOLINK GROUP LLC by its Investment Manager	JAN 8 2021	8/1/26	
Seller	Date	Seller EDWIN M KANIA JR.	Date
Purchaser	Date	Purchaser	Date
Nicole Monahan dotloop verified 10/20/25 3:17 PM EDT 8WUD-G1ID-3L4W-WZA9			
Agent	Date	Agent	Date

Property Address: 175 Brattle Street

Form generated by: TrueForms™ from REVEAL SYSTEMS, Inc. 800-499-9612

dotloop signature verification: dtlp.us/QGRt-I9dm-s8pG

PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). _____

(ii) ☑ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (circle documents below).
Lead Inspection Report; Risk Assessment Report; Letter of Interim Control; Letter of Compliance

(ii) ☑ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) _____ Purchaser or lessee purchaser has received copies of all documents circled above.

(d) _____ Purchaser or lessee purchaser has received no documents.

(e) _____ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) _____ Purchaser or lessee purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(g) NM 10/20/25 3:28 PM EDT dotloop verified _____ Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) _____ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law - either through full deleading or interim control - if it was built before 1978 and a child under six years old resides or will reside in the property.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

REDBIRD GROUP LLC by its Treasurer	JAN 8 2026 1/8/26	Edward M Kanarian, Jr.	1/8/26
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Nicole Monahan dotloop verified 10/20/25 3:28 PM EDT T0BC-7BP2-UPPV-5RL0			
Agent	Date	Agent	Date

Property Address: 177 Brattle Street Cambridge, MA

Form generated by: TrueForms™ from REVEAL SYSTEMS, Inc. 800-499-9612

Commonwealth of Massachusetts

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

www.mass.gov/dpl/boards/re

MASSACHUSETTS MANDATORY REAL ESTATE LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE

THIS IS NOT A CONTRACT

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

THE TIME WHEN THE REAL ESTATE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific property. In the event this relationship changes, an additional disclosure must be provided and completed at that time.

CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a real estate licensee to provide advice, assistance and representation to you as your agent. The real estate licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance, zoning, permitted use, or land survey matters, it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.

THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one: ☑ **Seller's agent** ☐ **Buyer's agent** ☐ **Facilitator**

If seller's or buyer's agent is checked above, the real estate licensee must complete the following section:

Check one: ☑ **Non-Designated Agency**

The real estate firm or business listed below and all other affiliated agents are also working as the agent of the ☑ **Seller** ☐ **Buyer**

☐ **Designated Agency**

Only the licensee named herein represents the ☐ **Seller** ☐ **Buyer** (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

Nicole Monahan	Nicole Monahan	9568396	☒ *Broker* ☐ *Salesperson*	11/18/2025
Signature of Real Estate Licensee	*Printed Name of Real Estate Licensee*	*License #*		*Today's Date*
LandVest, Inc.	4981			
Name Real Estate Brokerage Firm	*Brokerage Firm Real Estate License #*			
			☐ *Buyer* ☐ *Seller*	
Signature of Consumer	*Printed Name of Consumer*			*Today's Date*
			☐ *Buyer* ☐ *Seller*	
Signature of Consumer	*Printed Name of Consumer*			*Today's Date*

☐ *Check here if the consumer declines to sign this notice.*

Copyright Date 2017

GBREB GREATER BOSTON REAL ESTATE BOARD Est. 1889

TYPES OF AGENCY REPRESENTATION

SELLER'S AGENT

A seller can engage the services of a real estate licensee to act as the seller's agent in the sale of the seller's property. This means that the real estate agent represents the seller, who is a client. The agent owes the seller client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the seller's interests first and attempt to negotiate price and terms acceptable to their seller client. The seller may authorize sub-agents to represent him/her in marketing its property to buyers, however the seller should be aware that wrongful action by the real estate agent or sub-agents may subject the seller to legal liability for those wrongful actions.

BUYER'S AGENT

A buyer can engage the services of a real estate licensee to act as the buyer's agent in the purchase of a property. This means that the real estate agent represents the buyer, who is a client. The agent owes the buyer client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the buyer's interests first and attempt to negotiate price and terms acceptable to their buyer client. The buyer may also authorize sub-agents to represent him/her in purchasing property, however the buyer should be aware that wrongful action by the real estate agent or sub-agents may subject the buyer to legal liability for those wrongful actions.

(NON-AGENT) FACILITATOR

When a real estate licensee works as a facilitator that licensee assists the seller and/or buyer in reaching an agreement but does not represent either the seller or buyer in the transaction. The facilitator and the broker with whom the facilitator is affiliated, owe the seller and buyer a duty to present all real property honestly and accurately by disclosing known material defects and owe a duty to account for funds. Unless otherwise agreed, the facilitator has no duty to keep information received from a seller or buyer confidential. Should the seller and/or buyer expressly agree, a facilitator relationship can be changed to a seller or buyer client relationship with the written agreement of the person so represented.

DESIGNATED SELLER'S AND BUYER'S AGENT

A real estate licensee can be designated by another real estate licensee (the appointing or designating agent) to represent a buyer or seller, provided the buyer or seller expressly agrees to such designation. The real estate licensee once so designated is then the agent for that buyer or seller who becomes the agent's client. The designated agent owes the buyer client or seller client, undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put their client's interests first, and attempt to negotiate price and terms acceptable to their client. No other licensees affiliated with the same firm represent the client unless otherwise agreed upon by the client. In situations where the appointing agent designates another agent to represent the seller and an agent to represent the buyer in the same transaction, then the appointing agent becomes a dual agent. Consequently, a dual agent cannot fully satisfy the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. Only your designated agent represents your interests. Written consent for designated agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to designated agency is available at the Board's website at www.mass.gov/dpl/re.

DUAL AGENT

A real estate licensee may act as a dual agent representing both the seller and the buyer in a transaction but only with the express and informed written consent of both the seller and the buyer. A dual agent shall be neutral with regard to any conflicting interest of the seller and buyer. Consequently, a dual agent cannot satisfy fully the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. A dual agent does, however, still owe a duty of confidentiality of material information and accounting for funds. Written consent for dual agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to dual agency is available at the Board's website at www.mass.gov/dpl/re.

Copyright Date 2017
Form ID: RA400 3/17

Last Revised: January 24, 2017

GBREB Est. 1889 GREATER BOSTON REAL ESTATE BOARD