

CONDOMINIUM ADDENDUM FOR PURCHASE AND SALE AGREEMENT

This Addendum is attached to the Purchase Agreement dated _____, 20____ by and between _____ as Buyer and _____ as Seller with the Property in reference located at _____, City of _____, State of _____.

The Property is classified as a condominium and therefore is subject to the following terms and conditions:

I. Within ____ days of the Effective Date of the Purchase Agreement, the Seller, at their own expense, shall provide the Buyer with the following:

- a.) Copy of the current Condominium Declaration;
- b.) Copies of the minutes of past association meetings, along with its Board of Directors, for the preceding ____ months; and
- c.) Any other documents to be given to the Buyer in accordance with State and Federal law.

II. Buyer shall have ____ business days to review and approve the aforementioned documents after receiving from the Seller. If Buyer does not approve of the documentation, the Purchase Agreement may be terminated with written notice to the Seller in which case any Earnest Money would be returned to the Buyer. In the event Buyer does not give notice to the Seller within the specified time-frame, this contingency shall be waived by the Buyer.

III. Seller hereby claims the condominium association fees to be \$_____ paid monthly quarterly annually following terms of the condominium association fees:

- a.) **Heat** Included Not Included Don't Know
- b.) **Hot Water** Included Not Included Don't Know
- c.) **HVAC** Included Not Included Don't Know
- d.) **Insurance** Included Not Included Don't Know
- e.) **Landscaping** Included Not Included Don't Know
- f.) **Maintenance** Included Not Included Don't Know
- g.) **Sewer** Included Not Included Don't Know
- h.) **Snow Removal** Included Not Included Don't Know
- i.) **Trash Removal** Included Not Included Don't Know
- j.) **Water** Included Not Included Don't Know
- k.) Other _____ Included Not Included Don't Know
- l.) Other _____ Included Not Included Don't Know
- m.) Other _____ Included Not Included Don't Know

IV. The condominium association has an entry fee of \$_____ that will be due at the Closing.



CONDOMINIUM ADDENDUM SIGNATURE PAGE

Buyer's Signature _____ **Date** _____

Buyer's Signature _____ **Date** _____

Agent's Signature _____ **Date** _____

Agent's Signature _____ **Date** _____

Seller's Signature _____ **Date** _____

Seller's Signature _____ **Date** _____

