

CONDOMINIUM ADDENDUM - REALES

To Agreement dated \_\_\_\_\_, between
Katie O. Orff
("Seller")
and \_\_\_\_\_
("Buyer")
for property located at 42 Munroe Ln, Topsham, ME 04086-1230

The Purchase and Sale Agreement is further subject to the following terms:

- 1. Seller shall provide Buyer, at Seller's expense, with the following within the indicated number of days from the Effective Date of this Agreement:
a. A copy of the current Condominium Declaration, Bylaws and Rules/Regulations within \_\_\_\_\_ days;
b. Copies of the minutes of meetings of the Association and its Board of Directors for the preceding \_\_\_\_\_ months within \_\_\_\_\_ days; and
c. An original Resale Certificate for the Condominium Association in accordance with the Maine Condominium Act \* within \_\_\_\_\_ days
2. Buyer shall have \_\_\_\_\_ days (by statute cannot be less than 5 calendar days) from receipt to review and approve the above documents.
3. Seller shall provide Buyer with an updated Resale Certificate if required by Buyer's lender or closing agent and shall provide Buyer with a lender questionnaire if required by Buyer's lender.
4. Seller represents that condominium association fees in the current amount of \$250.00 are due [X] monthly [ ] quarterly, and include the following:

- # Water: [ ] Yes [X] No [ ] Unknown
# Sewer: [ ] Yes [X] No [ ] Unknown
# Heat: [ ] Yes [X] No [ ] Unknown
# Hot Water: [ ] Yes [X] No [ ] Unknown
# Insurance: (common areas) [X] Yes [ ] No [ ] Unknown
# Maintenance: (common areas) [X] Yes [ ] No [ ] Unknown
# Other: snow, trash removal [X] Yes [ ] No [ ] Unknown
# Other: mow common areas [X] Yes [ ] No [ ] Unknown

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

For Property Located At: **42 Munroe Ln, Topsham, ME 04086-1230**

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5. Buyers are required to pay an entry fee of **\$N/A** to the association at closing.  
The association fees are payable to **Foreside Real Estate Management**  
at the following address: **PO Box 531272, Atlanta, GA 30353-1272**
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Buyer	Date	Seller <b>Katie O. Orff</b>	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date

\* The Maine Condominium Act establishes the following requirements in connection with the resale of a condominium unit: A unit owner is required to furnish to a purchaser a copy of the declaration (other than the plats and plans), the bylaws, the rules or regulations of the association, and a reasonably current certificate containing the items set forth in 33 MRSA §1604-108. The condominium's association is required, within 10 calendar days after a request by a unit owner and payment of any reasonable fee established by the association, to furnish a certificate containing the information necessary to enable the unit owner to comply with this requirement. If the certificate is not provided prior to execution of the purchase contract, the purchase contract is voidable by the purchaser until the certificate has been provided and for 5 calendar days thereafter or until conveyance, whichever first occurs.

