

CONDOMINIUM ADDENDUM - REALES

To Agreement dated _____, between Kent Parson ("Seller") and _____ ("Buyer") for property located at 30 Merrill St Apt 2, Portland, ME 04101

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 5 days;
b. Copies of the minutes of meetings of the Association and its Board of Directors for the preceding 12 months within 5 days; and
c. An original Resale Certificate for the Condominium Association in accordance with the Maine Condominium Act * within 5 days
2. Buyer shall have 5 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 \$156.00 are due [X] monthly [] quarterly, and include the following:

- Water: [X] Yes [] No [] Unknown
• Sewer: [X] Yes [] 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 [X] Yes [] No [] Unknown
• Other: Nat Gas [X] Yes [] No [] Unknown

- 5. Buyers are required to pay an entry fee of \$ _____ to the association at closing. The association fees are payable to 30Lofts Condominium Owners Association at the following address: 30 Merrill St, Unit #5, Portland, ME

Buyer _____ Date _____ Seller Kent Parson Date 2/25/2019

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.



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