

CONDOMINIUM ADDENDUM - REALES

To Agreement dated \_\_\_\_\_, between Elizabeth Seivering, Hadjh Ahrns ("Seller") and \_\_\_\_\_ ("Buyer") for property located at 30 Merrill St, Portland, ME 04101-3380

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 10 days; and
c. An original Resale Certificate for the Condominium Association in accordance with the Maine Condominium Act \* within 30 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 \$402.00 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/Landscaping [X] Yes [ ] No [ ] Unknown
• Other: Nat Gas & Internet [X] Yes [ ] No [ ] Unknown

- 5. Buyers are required to pay an entry fee of \$NA to the association at closing. The association fees are payable to Provided at closing at the following address: Provided at closing

DocuSigned by: Elizabeth Seivering 12/17/2019
Seller Elizabeth Seivering Date
Hadjh Ahrns 12/18/2019
Seller Hadjh Ahrns 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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