**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:

1. Within \_\_\_\_ days of the Effective Date of the Purchase Agreement, the Seller, at their own expense, shall provide the Buyer with the following:
2. Copy of the current Condominium Declaration.
3. Copies of the minutes of past association meetings, along with its Board of Directors, for the preceding \_\_\_\_ months; and
4. Any other documents to be given to the Buyer in accordance with State and Federal law.
5. 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.
6. Seller hereby claims the condominium association fees to be \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, paid ☐ monthly ☐ quarterly ☐ annually following terms of the condominium association fees:
7. **Heat ☐** Included **☐** Not Included **☐** Don’t Know
8. **Hot Water ☐** Included **☐** Not Included **☐** Don’t Know
9. **HVAC ☐** Included **☐** Not Included **☐** Don’t Know
10. **Insurance ☐** Included **☐** Not Included **☐** Don’t Know
11. **Landscaping ☐** Included **☐** Not Included **☐** Don’t Know
12. **Maintenance ☐** Included **☐** Not Included **☐** Don’t Know
13. **Sewer ☐** Included **☐** Not Included **☐** Don’t Know
14. **Snow Removal ☐** Included **☐** Not Included **☐** Don’t Know
15. **Trash Removal ☐** Included **☐** Not Included **☐** Don’t Know
16. **Water** **☐** Included **☐** Not Included **☐** Don’t Know
17. Other \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, ☐ Included ☐ Not Included ☐ Don’t Know
18. Other \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, ☐ Included ☐ Not Included ☐ Don’t Know
19. Other \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, ☐ Included ☐ Not Included ☐ Don’t Know
20. The condominium association has an entry fee of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, that will be due at the Closing.

**CONDOMINIUM ADDENDUM SIGNATURE PAGE**

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| --- | --- | --- |
| **Buyer’s Signature** |  | **Date** |
| **Buyer’s Signature** | **Date** |
| **Seller’s Signature** | **Date** |
| **Seller’s Signature** | **Date** |
| **Agent’s Signature** |  | **Date** |
| **Agent’s Signature** |  | **Date** |