

CONDOMINIUM ADDENDUM

To Agreement dated \_\_\_\_\_, between Peter L. Marshall, Nancy J. Marshall ("Seller") and \_\_\_\_\_ ("Buyer")

for property located at 485 St. John Street # 2, Portland, ME 04102

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

- 1. Seller shall provide Buyer with a copy of the current Condominium Declaration, Bylaws and Rules/Regulations and an original Resale Certificate for the St. John Street Condo Association Condominium Association in accordance with the Maine Condominium Act\* within 5 days of the Effective Date of this Agreement.
2. Buyer shall have \_\_\_\_\_ days (by statute cannot be less than 5 calendar) from receipt to review and approve above documents.
3. Seller represents that condominium association fees in the current amount of \$ 30.00 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: [ ] Yes [X] No [ ] Unknown
• Maintenance: [X] Yes [ ] No [ ] Unknown
• Other: Snow/lawn [X] Yes [ ] No [ ] Unknown
• Other: \_\_\_\_\_ [ ] Yes [ ] No [ ] Unknown

The association fees are payable to St. John Street Condo Association at the following address: \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Seller Peter L. Marshall 11/7/12 Date
Buyer \_\_\_\_\_ Date \_\_\_\_\_ Seller Nancy J. Marshall 11/2/12 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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