

CONDOMINIUM ADDENDUM - REALES

To Agreement dated February 17, 2018, between 150 Wash Ave, LLC ("Seller") and ("Buyer") for property located at 150 Washington Ave Units#1,2,3, Portland, ME 04101-2641

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 10 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 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 \$See MLS Sheet are due X monthly quarterly, and include the following:
- Water: X Yes No Unknown
- Sewer: X Yes No Unknown
- Heat: X Yes No Unknown
- Hot Water: X Yes No Unknown
- Insurance: (common areas) X Yes No Unknown
- Maintenance: (common areas) X Yes No Unknown
- Other: Snow X Yes No Unknown
- Other: Lawn Care X Yes No Unknown
5. Buyers are required to pay an entry fee of \$2 months dues plus prorated dues to the association at closing. The association fees are payable to Provided at closing at the following address: Provided at closing

Buyer Date Seller 150 Wash Ave, LLC 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.

