

CONDOMINIUM ADDENDUM - REALES

To Agreement dated \_\_\_\_\_, between Michael C Long, Dorothy C Long ("Seller") and \_\_\_\_\_ ("Buyer") for property located at 40 Federal St, Portland, ME 04101-4202

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 \$150.00 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: Storm Water [X] Yes [ ] No [ ] Unknown
• Other: Sprinkler System [X] Yes [ ] No [ ] Unknown

- 5. Buyers are required to pay an entry fee of \$ N/A to the association at closing. The association fees are payable to Jerome Faure, Treasurer-44 Federal St Condominiums Association at the following address: 48 Federal St, Portland, ME 04101

Buyer \_\_\_\_\_ Date \_\_\_\_\_
Buyer \_\_\_\_\_ Date \_\_\_\_\_
Seller Michael C Long 5/24/2019
Seller Dorothy C Long 5/24/2019

\* 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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