

CONDOMINIUM ADDENDUM - REALES

To Agreement dated May 11, 2018, between Five Seven, LLC ("Seller") and ("Buyer") for property located at Cumberland Flats (Units 1-6), Portland, ME

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 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 \$ various, see mls 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: Internet X Yes No Unknown
• Other: Nat Gas (cooking) X Yes No Unknown

5. Buyers are required to pay an entry fee of \$2 months HOA + prorated for current month to the association at closing. The association fees are payable to Provided at closing at the following address: Provided at closing

Buyer Date Seller Five Seven, LLC Date 5/11/2018

* 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.

