CONDOMINIUM ADDENDUM - RESALES

To Agreement dated _____, between
Paul T. Breen Jr, Trustee
_____ ("Seller")
and _____
_____ ("Buyer")
for property located at **100 Shepards Cove H205 (aka E205), Kittery, ME 03904**
_____

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 _____ _____ 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 _____ days (by statute cannot be less than 5 calendar days) from receipt to review and approve the above documents. If Buyer is not satisfied with such documents, Buyer may terminate this Agreement by written notice to Seller within the specified number of days in which case the earnest money deposit shall be returned to Buyer. In the event Buyer does not so notify Seller within the specified number of days, this contingency is waived by Buyer.

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. Buyer will pay any fee charged by the association for these documents when due.

4. Seller represents that condominium association fees in the current amount of $ 685.58 are due [X] monthly [ ] quarterly, and include the following:

• Water:	☐ Yes	☐ No	☐ Unknown
• Sewer:	☐ Yes	☐ No	☐ Unknown
• Heat:	☐ Yes	☐ No	☐ Unknown
• Hot Water:	☐ Yes	☐ No	☐ Unknown
• Insurance: (common areas)	☐ Yes	☐ No	☐ Unknown
• Maintenance: (common areas)	☐ Yes	☐ No	☐ Unknown
• Other: **boathouse,dock, trails**	☒ Yes	☐ No	☐ Unknown
• Other: **Clubhouse, common area**	☒ Yes	☐ No	☐ Unknown
• Other: **landscape,snow removal**	☒ Yes	☐ No	☐ Unknown
• Other: **road and building maintenance**	☒ Yes	☐ No	☐ Unknown

Buyer Initials _____ Seller Initials PTB

For Property Located At: **100 Shepards Cove H205 (aka E205), Kittery, ME 03904**

5. Are there any special assessments known to the Seller? [ ] Yes [X] No [ ] Unknown
   If Yes, explain: _____

6. Buyers are required to pay an entry fee of $ **3 x current condo fee** to the association at closing.
   The association fees are payable to **Shepards Cove Condminium Assn.**
   at the following address: _____

Buyer	Date	Seller **Paul T. Breen Jr, Trustee**	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	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. The condominium's association is required, within 10 calendar days after a request by a unit owner and payment of any reasonable fee established by the association, to furnish a certificate containing the information necessary to enable the unit owner to comply with this requirement. If the certificate is not provided prior to execution of the purchase contract, the purchase contract is voidable by the purchaser until the certificate has been provided and for 5 calendar days thereafter or until conveyance, whichever first occurs.

PTB

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