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Condominium Addendum – Front St Condominium LLC

To Agreement dated _____ Between Front St Condominium LLC (“Seller”) and

_____
(Buyer)

For property located at 35 W Presumpscot St 1, Portland
OR
41 W Presumpscot Street Unit _____ Portland, ME 04101

The Purchase & Sale Agreement is further subject to the following:

Seller represents that the condominium association fees in the current amount of $450.000 are due monthly and include the following:

Water	No	
Sewer		No
Heat		No
Hot Water		No
Insurance (common areas)		Yes
Maintenance (common areas)		Yes
Snow removal/landscaping	Yes	
Reserves		Yes
Garbage Removal/recycling		Yes
Property Management		Yes
Prof. Services for HOA (legal, accounting)		Yes

*Buyers are required to pay an **entry fee of two times the monthly association fee** to the association at closing.

The association fees are payable to: **Front St Condominums.**

Buyer (s)

_____

Seller DocuSigned by: Dan Waterman 2D0B140EB8F042C... 9/12/2025

_____

Front St Condominium, LLC

Condo fee amount MAY be updated closer to building completion.