CONDOMINIUM ADDENDUM - RESALES

	Agreement dated	, between			
an	HOMAS J. HALEY, DOROTHY M. HALEY	("Seller")			
	property located at 60 BARRELL LANE UNIT #1, YORK, ME 03909	("Buyer")			
Th	e 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 the Effective Date of this Agreement: a. A copy of the current Condominium Declaration, Bylaws and Rules/Regulations within b. Copies of the minutes of meetings of the Association and its Board of Directors for the 12 months within 5 days; and c. An original Resale Certificate for the Condominium Association in accordance with Condominium Act * within 10 days	days; e preceding			
2.	Buyer shall have 5 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 \$283.90 are due X monthly quarterly, and include the following:				
	# Water: # Water: # Yes X No Unknown # Heat: # Hot Water: # Insurance: (common areas) # Maintenance: (common areas) # Other: # Other: Yes X No Unknown				

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Buyer Initials

The association fees are payable to YORK HARBOR ESTATES			to the association at closing.	
at the following address:				
		Thomas & Haby	6/8/2022	
Buyer	Date	Seller THOMAS J. HALEY	Date	
Buver	Date	Seller DOROTHY M. HALEY	Date 2022	

Seller

Seller

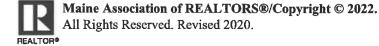
For Property Located At: 60 BARRELL LANE UNIT #1, YORK, ME 03909

* 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.

Date

Date

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Buyer

Buyer



Date

Date