



CONDOMINIUM ADDENDUM

1 This is an Addendum to the Purchase AGREEMENT dated _____,
2 _____, for the purchase and sale of the Condominium Property known as Unit No.
3 _____,
4 (Street Address) _____, (City) _____, Ohio
5 together with the undivided interest in the common areas as shown in the Condominium
6 Documents, between _____ ("BUYER")
7 and _____ ("SELLER").

8 1. This AGREEMENT, the warranty deed and the BUYER'S use and occupancy of the
9 Condominium Property shall be subject to the provisions of the Condominium Documents,
10 which shall include the Declaration, Bylaws, Rules and Regulations of the Condominium
11 Association and, if required by law, the Disclosure Statement. Those documents shall be
12 provided to the BUYER by the SELLER (at SELLER'S expense). BUYER shall have four (4)
13 days after receipt to approve the Condominium Documents.

14 2. This AGREEMENT is also subject to any rights of the Condominium Association to purchase
15 the condominium property as contained in the Condominium Documents.

16 3. The escrow agent shall obtain a maintenance fee status report and, if required, the
17 Condominium Association's Waiver of Rights of First Refusal to Purchase. Maintenance fees
18 (approximately \$_____ per month) and assessments shall be prorated as of the date of
19 title transfer. The SELLER represents that there are no additional proposed or voted
20 assessments known to the SELLER except as stated below: _____

21 _____
22 _____
23 _____

24 4. If the Condominium Documents are not approved by BUYER as stated above, or if the
25 Association exercises its right to purchase the Condominium Property, then upon the signing
26 of a mutual release, by SELLER and BUYER, all funds deposited by the BUYER shall be
27 returned to BUYER and this AGREEMENT shall be null and void.

28 _____
29 BUYER DATE BUYER DATE

30 _____
31 SELLER DATE SELLER DATE

32 **Condominium Documents have been reviewed and approved by BUYER.**

33 _____
34 BUYER DATE BUYER DATE