



CONDOMINIUM ADDENDUM TO LISTING OR LEASE AGREEMENT

1. ADDENDUM TO LISTING AGREEMENT. This Condominium Addendum is part of and attached to: (check one)

(a) Exclusive Right to Sell or Lease Listing Agreement (Residential); or

(b) Exclusive Representation Listing or Lease Agreement

dated _____, 20_____ between the Broker named below ("Broker") and the Seller named below

relating to a Condominium designated as Unit No. _____ of the Project named _____. If this Addendum is used with a lease or rental transaction, the term "Seller" shall mean "Landlord", and the term "Buyer" shall mean "Tenant".

2. CONDOMINIUM PROPERTY. Paragraph 3 of the Agreement identified in Paragraph 1 above is amended by adding the following language to be included as part of the Property:

the Property unit's undivided interest in the common elements designated by the recorded Declaration of Unit Ownership Estate of the Project and such other rights to use the common elements which have been specifically assigned to the unit in any other manner, such as parking areas assigned to the unit which are

3. COMMON EXPENSE. The periodic common expense assessment (owners' association dues) pays for expenses necessary for the operation and maintenance of common areas and the following services for the unit: (check as appropriate)

- water sewer trash electricity gas cable TV local telephone security alarm system property taxes exterior paint lawn care roof insurance

4. ADDITIONAL PROMISE OF SELLER. (Applies only to sale of condominiums.) Seller, at Seller's expense, will obtain for Broker's use the Declaration of Unit Ownership Estate of the Project, the Project plot plan, the bylaws governing the administration of the Project (which may contain the right of first refusal), the administrative rules and regulations adopted pursuant to the bylaws, and the Project's budget for the current fiscal year (reflecting the current common expense). Seller shall provide these documents for Buyer to examine as soon as possible and a letter from the Manager or Board of Directors setting forth the Seller's monthly dues and assessments for common expenses and unpaid special assessments, if any. Seller shall pay any special assessment at closing.

5. SPECIAL PROVISIONS. _____

Agreed and accepted this _____ day of _____, 20_____.

Seller (Print)

Seller (Signature)

Seller (Print)

Seller (Signature)

Broker (Company)

By: _____
Broker or Associate (Signature)