

CONDOMINIUM ADDENDUM - REALES

To Agreement dated March 28, 2026, between Brenda J. Russo, Timothy A. Napolitano ("Seller") and ("Buyer") for property located at 17 Canter Way, Scarborough,

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 3 days;
b. Copies of the minutes of meetings of the Association and its Board of Directors for the preceding 12 months within 3 days; and
c. An original Resale Certificate for the Condominium Association in accordance with the Maine Condominium Act * within 10 days.
2. Buyer shall have 5 days (by statute cannot be less than 5 calendar days) from receipt to review and approve the above documents.
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.
4. Seller represents that condominium association fees in the current amount of \$323.00 are due X monthly quarterly, and include the following:

- Water: [X] Yes [] No [] Unknown
Sewer: [] Yes [X] No [] Unknown
Heat: [] Yes [X] No [] Unknown
Hot Water: [] Yes [X] No [] Unknown
Insurance: (common areas) [X] Yes [] No [] Unknown
Maintenance: (common areas) [X] Yes [] No [] Unknown
Other: landscaping/snow removal [X] Yes [] No [] Unknown
Other: [] Yes [] No [] Unknown
Other: [] Yes [] No [] Unknown
Other: [] Yes [] No [] Unknown

Buyer Initials Seller Initials BJR TAN

For Property Located At: 17 Canter Way, Scarborough,

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

6. Buyers are required to pay an entry fee of \$ zero to the association at closing.
The association fees are payable to Maine Properties LLC
at the following address: 197 US Route 1, Scarborough ME 04074

_____	Buyer	_____	Date
_____	Buyer	_____	Date
_____	Buyer	_____	Date
_____	Buyer	_____	Date

Signed by:			
<u>Brenda J. Russo</u>	3/28/2026		
<u>Brenda J. Russo</u>	Date		
<u>Timothy A. Napolitano</u>	3/28/2026		
<u>Timothy A. Napolitano</u>	Date		
_____	Seller	_____	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.

