

CONDOMINIUM ADDENDUM - RESALES

To Agreement dated _____, between
James L. Krakowka, Mary Sharon Krakowka
 _____ ("Seller")
 and _____
 _____ ("Buyer")
 for property located at **7 Coastal Wood Drive 102, Kennebunk, ME 04043**

The Purchase and Sale Agreement is further subject to the following terms:

- 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 copy of the current Condominium Declaration, Bylaws and Rules/Regulations within 5 days;
 - Copies of the minutes of meetings of the Association and its Board of Directors for the preceding 12 months within 5 days; and
 - An original Resale Certificate for the Condominium Association in accordance with the Maine Condominium Act * within 30 days.
- 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.
- 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.
- Seller represents that condominium association fees in the current amount of \$275.00 are due ☒ monthly ☐ quarterly, and include the following:

• Water:	☐ Yes	☒ No	☐ Unknown
• Sewer:	☐ Yes	☒ No	☐ Unknown
• Heat:	☐ Yes	☒ No	☐ Unknown
• Hot Water:	☐ Yes	☒ No	☐ Unknown
• Insurance: (common areas)	☒ Yes	☐ No	☐ Unknown
• Maintenance: (common areas)	☒ Yes	☐ No	☐ Unknown
• Other: <u>Landscaping</u>	☒ Yes	☐ No	☐ Unknown
• Other: <u>Snow Removal</u>	☒ Yes	☐ No	☐ Unknown
• Other: _____	☐ Yes	☐ No	☐ Unknown
• Other: _____	☐ Yes	☐ No	☐ Unknown

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Buyer Initials _____

Seller Initials JK MSK

For Property Located At: 7 Coastal Wood Drive 102, Kennebunk, ME 04043

5. Are there any special assessments known to the Seller? ☐ Yes ☒ No ☐ Unknown
If Yes, explain: N/A

6. Buyers are required to pay an entry fee of \$ 750.00 to the association at closing.
The association fees are payable to Foreside Real Estate Management
at the following address: 202 US-1 Suite 206, Falmouth ME 04105

		Signed by:	
		<i>James L. Krakowka</i>	6/25/2025 6:39 AM EDT
Buyer	Date		
		Signed by:	
		<i>James L. Krakowka</i>	6/25/2025 6:40 AM EDT
Buyer	Date		
		Signed by:	
		<i>Mary Sharon Krakowka</i>	
Buyer	Date		
		Signed by:	
		<i>Mary Sharon Krakowka</i>	
Buyer	Date		
		Signed by:	
		<i>Mary Sharon Krakowka</i>	
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