



4975 Turney Road  
Garfield Hts, Ohio 44125

**CONDOMINIUM ADDENDUM**

1 This is an Addendum to the Residential Purchase Agreement dated \_\_\_\_\_, \_\_\_\_\_  
2 for the purchase and sale of the Condominium Property known as: Unit No. \_\_\_\_\_  
3 (Street Address) \_\_\_\_\_,  
4 (City) \_\_\_\_\_, Ohio, (Zip Code) \_\_\_\_\_  
5 together with the undivided interest in the common areas as shown in the Condominium  
6 Documents, between \_\_\_\_\_ (Buyer)  
7 and \_\_\_\_\_ (Seller)

8 This Agreement, the deed and the Buyer's use and occupancy of the Condominium  
9 Property shall be subject to the provisions of the Condominium Documents, which shall include,  
10 but shall not be limited to: the Declaration, Bylaws, Rules and Regulations of the Condominium  
11 Association, Annual Budget, a statement from the HOA of the current schedule of maintenance  
12 fee(s) and assessment(s), Reserve Study (if obtained by Association), Reserve Fund Plan (if  
13 created for Association), and if required by law, the Disclosure Statement. These documents  
14 shall be provided to the Buyer by the Seller at Seller's expense within four (4) days after  
15 acceptance of the agreement. Buyer shall have four (4) days after receipt of each document to  
16 approve each of the applicable documents, in writing. (see line 40)

17 This Agreement is also subject to any rights of the Condominium Association to purchase the  
18 Condominium property as contained in the Condominium Documents.

19 Seller represents that the Association: does or does not have a reserve fund to repair and  
20 replace major capital items in the normal course of operation. A reserve fund plan may avoid the  
21 necessity of special assessments in the future.

22 The escrow agent shall obtain a Maintenance Fee Status Report and, if required, the  
23 Condominium Association's Waiver of Rights of First Refusal to Purchase. Maintenance fees and  
24 Assessments shall be prorated as of the date of title recording.

25 The Seller represents that there are no proposed or voted assessments known to the Seller that  
26 would increase the current schedule of maintenance fee(s) and assessment(s), except as stated  
27 below: \_\_\_\_\_

28 \_\_\_\_\_  
29 \_\_\_\_\_  
30 \_\_\_\_\_

31 If the Condominium Documents are not approved by Buyer as stated above, or if the  
32 Condominium Association exercises its right to purchase the Condominium Property, then upon  
33 the signing of a *mutual release*, by Buyer and Seller, all funds deposited by Buyer shall be  
34 returned to Buyer as described in the Residential Purchase Agreement and this Agreement shall  
35 be null and void.

36  
37 BUYER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
38  
39 BUYER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

40 **Condominium Documents have been reviewed and approved by Buyer.**

41  
42 BUYER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_