

**SELLER'S CONDOMINIUM OR TOWNHOUSE ADDENDUM
TO REAL ESTATE TRANSFER DISCLOSURE STATEMENT**

1. Date _____

2. **CONDOMINIUM/TOWNHOUSE DOCUMENTS:** Seller must provide the following documents: Declaration; By-Laws;
3. Articles of Incorporation and Amendments; Rules and Regulations of the association. The above documents can be
4. ordered from the association, however, there may be a charge up to \$200.00 for them.

5. **CONDOMINIUM/TOWNHOUSE RULES AND REGULATIONS:** The answers to the following questions are contained
6. in the Rules and Regulations of the association:

7. Style: Hi-rise 5+ floors; midrise 3-5 floors; lowrise 1-3 floors; townhome; manor; quad; twin;

8. Are for sale, sold or open house signs allowed? YES NO; Open houses: allowed; none;

9. Condo conversion year? n/a Year built? 1979 Unknown

10. Units in complex, number of buildings N/A; # units 10;

11. Are children allowed to reside in the unit? YES NO;

12. If yes: a) Is there a minimum age of the children? no

13. b) Is there a limit of the number of persons per unit? no

14. If no: a) Is there a time restriction on how long children can visit a unit? no

15. Are pets allowed? YES NO;

16. a) Size restrictions of pets? small Smoke detectors: YES NO;

17. b) Type of pet restrictions? _____ Where located hallway downstairs

18. c) Number of pets restriction? _____ Sprinkler system: YES NO;

19. d) Is there a pet walking area provided? YES NO;

20. Basement: underground parking; walkout; finished; partial; full;

21. Are rental units allowed? YES NO; Ownership: _____% owner occupied; _____% rented;

22. If yes: a) Is there a minimum lease period? no

23. b) How long a lease period is allowed? any

24. c) Are there any other requirements pertaining to rental units? YES NO;

25. If yes, what requirements? _____

26. If no, are exceptions provided for? _____

27. Parking: garage or stall # _____; single; double; attached; detached; underground; opener;

28. Can the unit be used for business purposes? YES NO;

29. Does the association have the right of first refusal? YES NO;

30. Does the association require it's approval of Buyer? YES NO;

31. Is there a move in-move out fee? YES NO; Amount \$ _____

32. Is there a security deposit requirement? YES NO; Amount \$ _____

33. Are there move in-move out time and day restrictions? YES NO;

34. If yes, the restrictions are: _____

35. Does the building have a security system? YES NO;

36. If yes: a) How is the unit to be shown? _____

37. b) Are lock boxes allowed in the lobby? YES NO;

38. STORAGE: Unit # _____; same floor as unit: _____; elevator: YES NO;

Square Footage:	
700 or less	<input type="checkbox"/>
700-1000	<input type="checkbox"/>
1000-1250	<input type="checkbox"/>
1250-1500	<input type="checkbox"/>
1500-1800	<input type="checkbox"/>
1800+	<input type="checkbox"/>

39. **ASSOCIATION FEES, RESERVES AND SPECIAL ASSESSMENTS:**

40. Current association fees are \$ 125 per month

41. Association fees include heat? YES NO; Air Cond.? YES NO;

42. Electrical? YES NO; Water/Sewer? YES NO;

43. Sanitation? YES NO; Snow/Lawn Care? YES NO;

44. Maintenance? YES NO; Hazard Insurance? YES NO;

45. Other? _____ YES NO;

46. Association dues are paid

47. The dues are BILLED COUPON BOOK;

48. A late fee of \$ 15 is assessed as of 15th of the month

49. The association year begins on the first of Jan and new budgets become effective at that time.

50. The association has reserves for maintenance/replacement of \$ _____

51. The last special assessment by the association was in _____ in the amount of \$ _____

52. for the purpose of _____

AMENITIES:	
None	<input type="checkbox"/>
Pool-indoor	<input type="checkbox"/>
Pool-outdoor	<input type="checkbox"/>
Guest Room	<input type="checkbox"/>
BBQ	<input type="checkbox"/>
Party Room	<input type="checkbox"/>
Whirlpool	<input type="checkbox"/>
Hobby Room	<input type="checkbox"/>
Sauna	<input type="checkbox"/>
Tennis Court	<input type="checkbox"/>
Child. Play	<input type="checkbox"/>
Exercise Rm	<input type="checkbox"/>
Other:	_____



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53. MANAGEMENT OF CONDO:

54. Name of Management Company: none Phone No.
55. Name of Property Manager: Phone No.
56. On-Site Manager Is: Phone No.
57. Active financing approvals: FNMA: YES NO; FHA: YES NO; VA: YES NO;

ASSOCIATION:

President: Robert Lee
Address:
Phone:
Treasurer: Joy Xie
Address: 1997 Brewster St.
Phone: 612-282-0010

60. NOTE TO SALES ASSOCIATE: Verify the answers above with the professional management company representative or with a member of the association board of directors. Always inform the management company of your listing if the complex is professionally managed. 61. of the association board of directors. Always inform the management company of your listing if the complex is professionally managed. 62. If the complex has an on-site manager, leave your business card and keep the site manager informed of the sale and its processing. 63. WHEN THE CONDO UNIT SELLS: DISCLOSURE FROM THE ASSOCIATION: Order the resale disclosure packet from the 64. management company of the association board of directors. The association has by MN statutes 7 days to supply this 65. information. There usually is a charge for the packet of \$10.00-200.00 which is usually paid by the Sellers. Review the 66. packet with your condo Buyer and prepare a supplement to the purchase agreement that the Buyer approves the documents 67. and the 10 day rescission (for condos) is deleted. Coordinate as to who will order the certificate of insurance--the management 68. company or the Buyer.

69. Seller's Signature (handwritten signature) Condo Manager's Signature (n/a) Buyer's Signature
70. Seller's Signature (handwritten signature) Buyer's Signature