

CONDOMINIUM ADDENDUM

1 This is an Addendum to the Purchase AGREEMENT dated _____, _____,
 2 for the purchase and sale of the Condominium Property known as Unit No. _____,
 3 (Street Address) _____, (City) _____, Ohio
 4 together with the undivided interest in the common areas as shown in the Condominium
 5 Documents, between _____ ("BUYER")
 6 and _____ ("SELLER").

7 1. This AGREEMENT, the warranty deed and the BUYER'S use and occupancy of the
 8 Condominium Property shall be subject to the provisions of the Condominium Documents,
 9 which shall include the Declaration, Bylaws, Rules and Regulations of the Condominium
 10 Association and, if required by law, the Disclosure Statement. Those documents shall be
 11 provided to the BUYER by the SELLER (at SELLER'S expense). BUYER shall have four (4)
 12 days after receipt to approve the Condominium Documents.

13 2. This AGREEMENT is also subject to any rights of the Condominium Association to purchase the
 14 condominium property as contained in the Condominium Documents.

15 3. The escrow agent shall obtain a maintenance fee status report and, if required, the
 16 Condominium Association's Waiver of Rights of First Refusal to Purchase. Maintenance fees
 17 (approximately \$ _____ per month) and assessments shall be prorated as of the date of
 18 title transfer. The SELLER represents that there are no additional proposed or voted
 19 assessments known to the SELLER except as stated below: _____

20 _____
 21 _____
 22 _____

23 4. If the Condominium Documents are not approved by BUYER as stated above, or if the
 24 Association exercises its right to purchase the Condominium Property, then upon the signing
 25 of a mutual release, by SELLER and BUYER, all funds deposited by the BUYER shall be
 26 returned to BUYER and this AGREEMENT shall be null and void.

27 _____
 28 BUYER DATE BUYER DATE

29 _____
 30 SELLER DATE SELLER DATE

31 **Condominium Documents have been reviewed and approved by BUYER.**

32 _____
 33 BUYER DATE BUYER DATE