

This Condominium Disclosure Addendum (this Addendum) provides additional disclosures and information regarding the condominium property described below. This Addendum is intended to supplement and be made part of that certain Residential Real Estate Purchase Agreement dated _____ (the Purchase Agreement) for the sale and purchase of the condominium unit identified below. If there is any conflict between this Addendum and the Purchase Agreement with respect to the subject matter herein, this Addendum shall control.

1. PROPERTY INFORMATION

Condominium Unit Address: _____

Unit Number : _____

Building Name (if applicable): _____

City: _____ County: _____

State: Montana Zip Code: _____

Legal Description of the Unit: _____

Tax Parcel Number : _____

This Addendum relates to the Purchase Agreement for the condominium unit described above.

2. CONDOMINIUM ASSOCIATION INFORMATION

Name of the Condominium Association: _____

Association Mailing Address: _____

Association Management Company (if any): _____

Management Company Contact Information : _____

3. ASSOCIATION DUES AND ASSESSMENTS

Regular Association Dues: \$ _____

Frequency of Payment: ☐ Monthly ☐ Quarterly ☐ Annually

Current Amount of Dues: \$ _____

Special Assessments Currently in Effect:

☐ No special assessments currently known

☐ Special assessments exist (describe): _____

4. ASSOCIATION FINANCIAL INFORMATION

Current Association Operating Budget: _____

Reserve Funds: _____

Known Financial Concerns Affecting the Association: _____

Documents available to the buyer : - Association Budget - Financial Statements - Reserve Study (if available)

5. GOVERNING DOCUMENTS

Documents available or provided to the buyer: - Declaration of Condominium - Covenants, Conditions, and Restrictions (CC&Rs) - Bylaws of the Association - Association Rules and Regulations - Amendments to Governing Documents

How to obtain copies:

6. USE RESTRICTIONS

Rental Restrictions:

Pet Restrictions:

Occupancy Limitations:

Architectural or Alteration Restrictions:

Parking Restrictions:

Additional Restrictions:

7. INSURANCE INFORMATION

Does the association maintain a master insurance policy? **Yes** **No**

Must individual unit owners maintain separate insurance coverage? **Yes** **No**

Additional Insurance Information :

8. MAINTENANCE RESPONSIBILITIES

General division of responsibility : - Condominium Association :

Unit Owner :

Responsibility for maintenance of: - Common Elements :

Limited Common Elements :

Interior of the Unit :

9. PENDING LITIGATION OR CLAIMS

Is the condominium association involved in pending litigation? **Yes** **No**

Construction Defect Claims: **Yes** **No**

Insurance Claims Affecting the Association: **Yes** **No**

Litigation or Claims Description:

10. ASSOCIATION VIOLATIONS OR COMPLIANCE ISSUES

Unresolved Association Violations: **Yes** **No**

Unpaid Assessments or Fines: **Yes** **No**

Additional Explanation:

11. BUYER ACKNOWLEDGMENT

The buyer acknowledges : - Receipt or availability of condominium documents - That condominium ownership is subject to the association's governing documents - That the buyer has the opportunity to review those documents prior to closing

12. ADDITIONAL INFORMATION

13. SIGNATURES

SELLER SIGNATURE 1

SELLER:

Printed Name :

Signature :

Date:

SELLER SIGNATURE 2

CO-SELLER (IF APPLICABLE):

Printed Name :

Signature :

Date:

BUYER SIGNATURE 1

BUYER:

Printed Name :

Signature :

Date:

BUYER SIGNATURE 2

CO-BUYER (IF APPLICABLE):

Printed Name :

Signature :

Date:

This form is provided as a courtesy to My State MLS members and is open-source for use by any real estate professional who wishes to use it. **THIS IS A LEGALLY BINDING CONTRACT.** If you do not fully understand its terms, seek competent legal advice before signing.