

MONTANA UNIT OWNERSHIP ACT DISCLOSURE ADDENDUM

(Condominium Transaction – Montana)

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CONDOMINIUM TRANSACTION – MONTANA

This disclosure is intended to be provided to a prospective buyer prior to entering into a Buy-Sell Agreement for a condominium unit.

1. DATE

Date of Disclosure:

2. PROPERTY IDENTIFICATION

Property Address:

Unit Number (if applicable):

City:

County:

State: Montana

The property is defined as the "Property."

3. REFERENCE TO MONTANA UNIT OWNERSHIP ACT

The condominium property is governed by the Montana Unit Ownership Act. The condominium association operates pursuant to governing documents that may include:

Declaration

Bylaws

Administrative rules and regulations

Other association documents

4. ASSOCIATION GOVERNANCE DISCLOSURE

Condominium projects may be governed by an association of unit owners. Association rules and bylaws may affect ownership, use, and management of the property. Control of the association may, in some circumstances, be exercised by a majority of unit owners or another controlling party in accordance with the governing documents.

5. BUYER REVIEW PERIOD

A prospective buyer must be provided access to certain condominium documents, including the association bylaws and administrative regulations. Any purchase agreement for the property may not become fully effective until a specified review period (such as 72 hours) after the buyer has received the required condominium documents. During this review period, the buyer may withdraw from the transaction without penalty.

6. SELLER ACKNOWLEDGMENT

The seller acknowledges that the seller has provided or made available the relevant condominium documents to the buyer.

SELLER SIGNATURE

SELLER SIGNATURE:

SELLER SIGNATURE DATE

DATE:

7. BUYER ACKNOWLEDGMENT OF RECEIPT

The buyer acknowledges receiving copies of the following documents related to the condominium :

The Montana Unit Ownership Act (or relevant disclosure summary)

The condominium association bylaws

Administrative rules and regulations governing the association

Date and Time of Receipt:

8. INTEGRATION WITH PURCHASE AGREEMENT

If the buyer later enters into a purchase agreement for the property , this disclosure addendum may become part of or attached to the purchase agreement .

9. BUYER SIGNATURES

BUYER SIGNATURE 1

BUYER: SIGNATURE:

BUYER PRINTED NAME 1

PRINTED NAME:

BUYER DATE 1

DATE:

BUYER SIGNATURE 2

CO-BUYER (IF APPLICABLE): SIGNATURE:

BUYER PRINTED NAME 2

PRINTED NAME:

BUYER DATE 2

DATE:

10. TIME CALCULATION NOTICE

Unless otherwise specified , "days" refers to calendar days. If a deadline falls on a weekend or legal holiday , it may be performed on the next business day.

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