

CONDOMINIUM ADDENDUM TO LOUISIANA RESIDENTIAL AGREEMENT TO BUY OR SELL

The following provisions are hereby added to the **Louisiana Residential Agreement to Buy or Sell** (the "Agreement") dated _____, **20**, between BUYER and SELLER for the purchase/sale of the condominium located at:

Address	Unit	City	Zip
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CONDOMINIUM DECLARATION

The purchase of a condominium unit includes all accessory rights outlined in the recorded condominium declaration. The Property is represented and warranted to be subject to a condominium declaration made in compliance with **LSA-R.S. 9:1121.101, et seq.**, as recorded in the public records of the parish in which the unit is situated (the "Declaration").

SELLER agrees to convey to BUYER the Property together with an undivided ownership interest in the common elements of the condominium project known as _____, as those common elements are defined in the Declaration. BUYER accepts the Property subject to the Declaration, the Condominium Owner's Association By-laws, the Association's Articles of Incorporation, and all Rules and Regulations adopted by the Association.

Ownership of the Property shall also include an undivided share of all common expenses and common surplus as described in the Declaration. The legal description of the Property to be transferred shall be governed and controlled by the Declaration.

CONDOMINIUM OWNER'S ASSOCIATION

The purchase price of the Property shall include membership in the condominium owner's association (the "Association"). The current Association fees are \$ _____, payable ☐ monthly ☐ quarterly ☐ annually. Additional condominium assessments are:

CONDOMINIUM DOCUMENTS

BUYER represents to SELLER that BUYER has reviewed or will review the Documents referenced above and is purchasing the condominium unit in reliance upon those Documents. BUYER acknowledges that no reliance is being placed upon any oral or written statements made by a DESIGNATED AGENT, BROKER, or any other party regarding, without limitation, the physical condition of the buildings or units, the size or dimensions of the unit or its rooms, building services, or estimated common expenses attributable to the unit.

No person is authorized to make any representation on behalf of the SELLER except as outlined in the above-referenced Documents. BUYER shall have until **5:00 p.m. on** _____ **(date)** to review the Documents (not less than **5 days** for a resale, or not less than **15 days** for the initial sale of individual units).

If, within this review period, BUYER does not accept the conditions of purchase, BUYER may cancel this Agreement without penalty by delivering written notice to SELLER'S DESIGNATED AGENT before

the deadline specified herein. If this Agreement is terminated by BUYER under this provision, the parties agree to execute and sign a cancellation of the Agreement authorizing the full return of BUYER'S deposit.

If the specified review period expires without the BUYER delivering a written objection to SELLER'S DESIGNATED AGENT, the BUYER shall be deemed to have accepted all terms and conditions of the documents referenced above.

Buyer's Signature: _____

Print Name: _____

Date: _____ **Time:** _____ AM/PM

Seller's Signature: _____

Print Name: _____

Date: _____ **Time:** _____ AM/PM

Buyer's Signature: _____

Print Name: _____

Date: _____ **Time:** _____ AM/PM

Seller's Signature: _____

Print Name: _____

Date: _____ **Time:** _____ AM/PM