

Property Address, Street, City, State Zip

## Condominium Addendum To Louisiana Residential Agreement to Buy or Sell

The following paragraphs are added to the Louisiana Residential Agreement to Buy or Sell (the "Agreement") between BUYER and SELLER attached hereto:

**CONDOMINIUM DECLARATION:** The purchase of a unit in a condominium includes such accessory rights as are included in a recorded condominium declaration. SELLER warrants that a condominium declaration made in accordance with LSA-R.S. 9:1121.101 *et seq.* and pertaining to the condominium named herein is on file in the public records of the parish in which the unit is located (the "Declaration"). SELLER desires to convey to BUYER the Property together with an undivided ownership interest in the common elements of the condominium project known as \_\_\_\_\_ as the common elements are established in the Declaration. BUYER purchases the Property subject to the Condominium Declaration, Condominium Owner's Association By-laws, Articles of Incorporation of Association, and Association Rules and Regulations applicable thereto. Ownership of the Property to be transferred shall further include an undivided share of all common expenses and common surplus, as defined by the Declaration. Further, the legal description of the Property to be conveyed shall be controlled by the Declaration.

**CONDOMINIUM OWNER'S ASSOCIATION:** The purchase of the Property described herein shall include membership in the condominium owner's association (hereinafter, the "Association"). Current Association fees are: \$ \_\_\_\_\_ which are paid  monthly  quarterly  annually. Other condominium assessments are \_\_\_\_\_

**CONDOMINIUM DOCUMENTS:** SELLER agrees to provide to BUYER within \_\_\_\_\_ calendar days of acceptance of the Agreement, the following documents pertaining to the Property: (1) the Condominium Declaration, (2) the Articles of Incorporation or other document(s) creating the Association, (3) the Association Bylaws, and (4) a certificate containing the information required by the Louisiana Condominium Act (LSA-R.S. 9:1124.107) and provided by the Association. SELLER is not liable to BUYER for the failure or delay of the Association to provide the certificate in a timely manner or any erroneous information provided by the Association; however, this Agreement is voidable by BUYER until a certificate is provided and for five (5) days thereafter or until conveyance, whichever occurs first. Should the BUYER void this Agreement for failure to receive the certificates, SELLER shall return to BUYER the BUYER's Deposit.

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Sign Buyer's Full Name (First, Middle, Last)

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Sign Buyer's Full Name (First, Middle, Last)

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Print Buyer's Full Name

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Print Buyer's Full Name

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Day Date Time AM / PM MIDNIGHT/NOON Day

\_\_\_\_\_  
Date Time AM / PM MIDNIGHT/NOON

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Sign Seller's Full Name (First, Middle, Last)

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