

**Residential Sale and Purchase Contract:
Comprehensive Addendum**
FLORIDA ASSOCIATION OF REALTORS®

The Greater Orlando
Association of
REALTORS®



1* The clauses below will be incorporated into the Contract between _____ (Seller)
2* and _____ (Buyer) concerning the Property described as _____
3* _____ only if initiated by all parties:

4* **ASSOCIATION DISCLOSURES**

5* (____) (____) - (____) (____) **A. Condominium Association:** The Property is a condominium which is subject to the rules
6 and regulations of a condominium association ("Association"). Seller's warranty under Paragraph 8 of the Contract extends
7 only to the unit and not to any common elements or any other property.

8 (1) **Documents:** Seller will, at Seller's expense, deliver to Buyer the condominium documents referenced in subparagraph
9 (7) below no later than 3 days from Effective Date (if Buyer has already received the required documents, indicate receipt by
10* initialing here (____) (____) Date received _____). If this Contract does not close, Buyer will
11* immediately return the documents to Seller, failing which Buyer authorizes Escrow Agent to reimburse Seller \$ _____
12* from the deposit for the cost of the documents.

13 (2) **Association Approval:** If the condominium declaration or bylaws give the Association the right to approve Buyer as a
14* purchaser, this Contract is contingent on such approval by the Association. Buyer will apply for approval within _____ days
15 from Effective Date and use diligent effort to obtain approval, including making personal appearances if required. Buyer and
16 Seller will sign and deliver any documents required by the Association to complete the transfer. If Buyer is not approved, this
17 Contract will terminate and Seller will return Buyer's deposit unless this Contract provides otherwise.

18 (3) **Right of First Refusal:** If the Association has a right of first refusal to buy the Property, this Contract is contingent on the Association
19 deciding not to exercise such right. Seller will, within 3 days from receipt of the Association's decision, give Buyer written notice of the
20 decision. If the Association exercises its right of first refusal, this Contract will terminate, Buyer's deposit will be refunded unless this
21 Contract provides otherwise and Seller will pay Broker's full commission at closing in recognition that Broker procured the sale.

22 (4) **Application/Transfer Fees:** Buyer will pay any application and/or transfer fees charged by the Association.

23* (5) **Parking:** Seller will assign to Buyer at closing parking space(s) _____.

24 (6) **Assessments and Recreational Area Rent:** Seller will pay all maintenance and similar periodic fees and rents on any recreational
25 areas current as of Closing Date. If the Board of Administration imposes a special assessment for improvements, work or services
26 that are substantially completed as of Effective Date, Seller will pay the full assessment. Buyer will pay all other assessments. Seller
27* represents that he/she is not aware of any pending assessment except as follows: _____
28* _____

29* Seller represents that he/she is not aware of pending or anticipated litigation except as follows: _____
30* _____

31 Seller represents that the current maintenance fee is:

32* \$ _____ per _____ to _____

33* \$ _____ per _____ to _____

34* \$ _____ per _____ to _____

35* and that there is is not a Recreation or Land Lease with the Property. If there is a recreation or land lease, the current
36* payment is \$ _____ per month.

37 (7) **Buyer Acknowledgement / Seller Disclosure:** (Check whichever applies)

38* THE BUYER HEREBY ACKNOWLEDGES THAT BUYER HAS BEEN PROVIDED A CURRENT COPY OF THE
39 DECLARATION OF CONDOMINIUM, ARTICLES OF INCORPORATION OF THE ASSOCIATION, BYLAWS, RULES OF THE
40 ASSOCIATION, A COPY OF THE MOST RECENT YEAR-END FINANCIAL INFORMATION AND THE QUESTION AND
41 ANSWER SHEET MORE THAN 3 DAYS, EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO
42 EXECUTION OF THIS CONTRACT.

43* THIS AGREEMENT IS VOIDABLE BY BUYER BY DELIVERING WRITTEN NOTICE OF THE BUYER'S INTENTION TO
44 CANCEL WITHIN 3 DAYS, EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, AFTER THE DATE OF
45 EXECUTION OF THIS AGREEMENT BY THE BUYER AND RECEIPT BY BUYER OF A CURRENT COPY OF THE
46 DECLARATION OF CONDOMINIUM, ARTICLES OF INCORPORATION, BYLAWS AND RULES OF THE ASSOCIATION, A
47 COPY OF THE MOST RECENT YEAR-END FINANCIAL INFORMATION AND QUESTION AND ANSWER SHEET IF SO
48 REQUESTED IN WRITING. ANY PURPORTED WAIVER OF THESE VOIDABILITY RIGHTS WILL BE OF NO EFFECT. BUYER
49 MAY EXTEND THE TIME FOR CLOSING FOR A PERIOD OF NOT MORE THAN 3 DAYS, EXCLUDING SATURDAYS,
50 SUNDAYS AND LEGAL HOLIDAYS, AFTER THE BUYER RECEIVES THE DECLARATION, ARTICLES OF
51 INCORPORATION, BYLAWS, RULES AND QUESTION AND ANSWER SHEET IF REQUESTED IN WRITING. BUYER'S
52 RIGHT TO VOID THIS AGREEMENT WILL TERMINATE AT CLOSING.

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