CONDOMINIUM ADDENDUM
TO LOUISIANA RESIDENTIAL AGREEMENT TO BUY OR SELL

1. The following paragraphs are added to the Louisiana Residential Agreement to Buy or Sell (the “Agreement”)
2. dated ___________________ 200__ between BUYER AND SELLER to purchase/sell condominium located
3. at: ____________________________
4. ADDRESS UNIT CITY ZIP
5. CONDOMINIUM DECLARATION: The purchase of a unit in a condominium includes such accessory
6. rights as are included in a recorded condominium declaration. The Property is warranted to be a part of a
7. condominium declaration made in accordance with LSA-R.S. 9:1121.101 et seq. on file in the public
8. records of the parish in which the unit is located (the “Declaration”). SELLER desires to convey to BUYER
9. the Property together with an undivided ownership interest in the common elements of the condominium
10. project know as ____________________________, as the common elements are established in the Declaration.
11. BUYER purchases the Property subject to the Condominium Declaration, Condominium Owner’s Association
12. By-laws, Articles of Incorporation of the Association, and Association Rules and Regulations applicable
13. thereto. Ownership of the Property to be transferred shall further include an undivided share of all common
14. expenses and common surplus, as defined by the Declaration. Further, the legal description of the Property to
15. be conveyed shall be controlled by the Declaration.
16. CONDOMINIUM OWNER’S ASSOCIATION: The purchase price of the Property described herein shall
17. include membership in the condominium owner’s association (the “Association”). The current Association
18. fees are: $ ________________, which are paid □ monthly □ quarterly □ annually. Other condominium
19. assessments are ____________________________.
20. CONDOMINIUM DOCUMENTS: BUYER represents to the SELLER that the BUYER has examined or
21. will examine the Documents described above, and is purchasing the Condominium Unit as represented. The
22. BUYER acknowledges that they are relying only on the printed material presented to them and not on any
23. statements of any nature made by a DESIGNATED AGENT/BROKER or otherwise, including but not limited
24. to statements relating to the physical condition of the buildings or the condominium Units, the size or
25. dimensions thereof or the rooms therein contained, or any other physical characteristics thereof, the building
26. services, or the estimated common expenses allocable to the Condominium Unit. No person has been
27. authorized to make any representation on behalf of the SELLER except as herein set forth in the Documents
28. mentioned above. BUYER is granted until 5 p.m. on ______________________ (date) to examine these Documents
29. (not less than 5 days on any re-sale or not less than 15 days on initial sale of individual units). During this
30. period of examination, if BUYER does not accept said conditions, BUYER may withdraw from this
31. Agreement without penalty, provided written notice is delivered to SELLER’S DESIGNATED AGENT prior
32. to the expiration date specified herein. If this Agreement becomes null and void, due to BUYER withdrawing
33. from this Agreement, all parties agree to execute and sign a cancellation of the Agreement to authorize the
34. return of the BUYER’S deposit in full.
35. After the expiration of the time specified herein, without said written objection having been delivered to
36. SELLER’S DESIGNATED AGENT, BUYER shall be conclusively presumed to have accepted all terms and
37. conditions of the documents referenced above.

Buyer’s Signature
Print Name
Date Time AM/PM
________________________________________

Seller’s Signature
Print Name
Date Time AM/PM
________________________________________

NOMAR 10/11/2007