TRIEU LAW

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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") dated _____, 20___ between BUYER AND SELLER to purchase/sell condominium located at: _____

Address Unit City Zip

CONDOMINIUM DECLARATION: The purchase of a unit in a condominium includes such accessory rights as are included in a recorded condominium declaration. The Property is warranted to be a part of a condominium declaration made in accordance with LSA-R.S. 9:1121.101, et seq. as 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 the 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 price of the Property described herein shall include membership in the condominium owner's association (the "Association"). The current Association fees are: $_____, which are paid □ monthly □ quarterly □ annually. Other condominium assessments are _____.

CONDOMINIUM DOCUMENTS: BUYER represents to the SELLER that the BUYER has examined or will examine the Documents described above, and is purchasing the Condominium Unit as represented. The BUYER acknowledges that they are relying only on the printed material presented to them and not on any statements of any nature made by a DESIGNATED AGENT/BROKER or otherwise, including but not limited to statements relating to the physical condition of the buildings or the Condominium Units, the size or dimensions thereof or the rooms therein contained, or any other physical characteristics thereof, the building services, or the estimated common expenses allocable to the Condominium Unit. No person has been authorized to make any representation on behalf of the SELLER except as herein set forth in the Documents mentioned above. BUYER is granted until 5 p.m. on _____ (date) to examine these Documents (not less than 5 days on any re-sale or not less than 15 days on initial sale of individual units). During this period of examination, if BUYER does not accept said conditions, BUYER may withdraw from this Agreement without penalty, provided written notice is delivered to SELLER'S DESIGNATED AGENT prior to the expiration date specified herein. If this Agreement becomes null and void, due to BUYER withdrawing from this Agreement, all parties agree to execute and sign a cancellation of the Agreement to authorize the return of BUYER'S deposit in full.

After the expiration of the time specified herein, without said written objection having been delivered to SELLER'S DESIGNATED AGENT, BUYER shall be conclusively presumed to have accepted all terms and conditions of the documents referenced above.

_____	_____
Buyer's Signature	Buyer's Signature
_____	_____
Print Name	Print Name
_____	_____
Date Time AM/PM	Date Time AM/PM
_____	_____
Seller's Signature	Seller's Signature
_____	_____
Print Name	Print Name
_____	_____
Date Time AM/PM	Date Time AM/PM