

Condominium Addendum to Seller(s) Statement

Street Address : 35 PROSPECT ST. Unit # _____

City / Town : Newburyport State : MA

Name of Complex: 33/35 PROSPECT ST.

a) Is the Unit # the same on the Deed? Yes No Unit Deed # _____

1. Full legal name(s) in which the Title to your condominium is held:

a) Is the Title held in the name of a Trust? Yes No
If YES, Trustees named on the Trust: _____

2. The names and telephone numbers of the Trustees of the condominium complex recorded at the Registry of Deeds:

CONNOR CHARLES ROBINSON 978-445-5359

3. Is the condominium managed by an outside management company? Yes No

4. Is there a live in superintendent? Yes No
Name: _____ Phone # _____

5. The name and phone number of the agency that services the master insurance for the entire condominium complex:
Name: _____ Phone # _____

6. Your broker needs a **complete set of recorded condominium documents** which include:

- Master Deed including floor plans and any amendments
- Unit Deed
- Condominium Trust and By Laws
- 2 Years of Association Budgets
- Master Insurance Coverage Page
- Rules and Regulations
- Minutes from recent condo meetings
- Copy of the Condominium Association's system Inspection form for common septic system currently on file with the municipal Board of health (If applicable)

a) Are pets allowed? Yes No
Are there any limitations on pets? Yes No
If so, what are they? _____

b) Are there any rental restrictions on sub-lets? _____

c) Does the Condominium Association hold any right of first refusal? Yes No

7. What percentage of the units in the complex are owner occupied? 100%

8. Does any owner own more than one unit? Yes No

9. Have the unit owners been in control of the condominium budget for at least two years? Yes No

10. What is the monthly condo fee? \$ NONE

What does the condo fee include? (Check all that apply)

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Master Insurance | <input type="checkbox"/> Maintenance | <input type="checkbox"/> Heat | <input type="checkbox"/> Hot Water |
| <input type="checkbox"/> Common Electric | <input type="checkbox"/> Management Fees | <input type="checkbox"/> Capital Reserve | <input type="checkbox"/> Water / Sewer |
| <input type="checkbox"/> Other | | | |

11. What is the Unit's square footage? _____
Does this include outside space, storage, etc.? Yes No

12. Is there parking available?
- a) Is it deeded with the Unit? Yes No
 - b) Is it assigned to the Unit? Yes No
 - c) Is it rented? Yes No
 - d) Location of parking space # 1 (ID #) _____
 - e) Location of parking space # 2 (ID #) _____

13. Is there storage outside the unit?
- a) Is it deeded with the unit or assigned? Yes No
 - b) Where is it located? _____
 - c) Do you have a lock on the door? Yes No
If locked, please provide key for showings.
 - d) Is there a common area for storage? Yes No
If so, where? _____

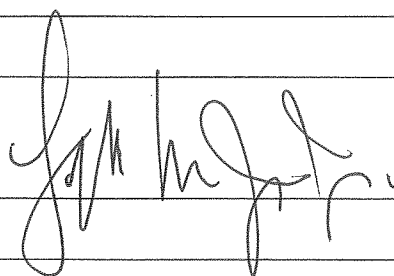
14. Are there laundry facilities? Yes No Where? 2nd Floor
 Coin operated Included in condo fee

15. How many units are in the building? 2 How many units are there in the Association? 2

16. Please provide the agent a copy of your most recent tax bill.

17. At the time of closing, you will need a Certificate of Compliance for the smoke detectors, carbon monoxide detectors, a 6(D) certificate and a copy of the Condominium Association's current System Inspection Form for the common septic system (if applicable). Your sales associate will explain how to obtain these documents.

18. Additional Comments:

Date: _____ Seller: 

Date: _____ Buyer: _____



MBLU : 15/ 36/B / / /

Location: 35 PROSPECT ST

Owner Name: BRETTONWOOD DEVELOPMENT INC

Account Number:

Parcel Value

Current Assessed Value	FY 2009 Assessed Value
292,500	292,500

Owner of Record

BRETTONWOOD DEVELOPMENT INC
 71 GREEN ST
 NEWBURY, MA 01951

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
BRETTONWOOD DEVELOPMENT INC	28124/0442	10/30/2008	0
JAY LESLIE M	28124/0440	10/30/2008	159,500
DEUTSCHE BANK NATIONAL TRUST CO	27306/0540	11/7/2007	275,000
NORTON GEORGE A	18735/0324	5/23/2002	230,000
ROBINSON CHARLES JAMES			0

Land Use

Land Use Code	Land Use Description
1021	CONDO MDL-05

Land Information

Size	Zone
0 SF	R3

Construction Detail

Building # 1

STYLE Condominium	MODEL Res Condo	Stories: 2 Stories
Interior Wall 1: Plastered	Interior Floor 1 Pine/Soft Wood	Interior Floor 2 Carpet
Heat Fuel: Gas	Heat Type: Forced Air-Duc	AC Type: None
Ttl Bedrms: 2 Bedrooms	Ttl Bathrms: 1 Full	Ttl Half Bths: 0
Total Rooms: 4		

Building Information

Living Area: 999 square feet **Year Built:** 1850 **Building Value:** 292,500

Extra Features

Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
	No Outbuildings	

Building Sketch

UBM[458]
BAS[509]
FUS[490]

Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	509	509
FUS	Upper Story, Finished	490	490
UBM	Basement, Unfinished	458	0

PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (circle documents below). Lead Inspection Report; Risk Assessment Report; Letter of Interim Control; Letter of Compliance
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

- (c) _____ Purchaser or lessee purchaser has received copies of all documents circled above.
- (d) _____ Purchaser or lessee purchaser has received no documents.
- (e) _____ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.
- (f) _____ Purchaser or lessee purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (g) [Signature] Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.
- (h) _____ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law -- either through full deleading or interim control -- if it was built before 1978 and a child under six years old resides or will reside in the property.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> Seller	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Agent	<u>6-19-09</u> Date	_____ Agent	_____ Date

