

OWNERS' ASSOCIATION DISCLOSURE ADDENDUM

NOTE: For when Residential Property and Owner's Association Disclosure Statement is not required (For example: New Construction, Vacant Lot/Land) or by agreement of the parties.

Property:	
Buyer:	
Seller:	
This Addendum is attached to and made a part of the Offer to Property.	Purchase and Contract ("Contract") between Buyer and Seller for the
For the purposes of this Addendum, "Development" means ar Carolina law, which is subject to regulation and assessment by a	ny planned community or condominium project, as defined by North an owners' association.
provided by Seller are true copies relating to the Development Special Assessments, Seller does not warrant the accuracy, con	rue to the best of Seller's knowledge, and copies of any documents, to the best of Seller's knowledge. Except with regard to Confirmed appleteness, or present applicability of any representation or documents a confirmed and any documents substantiated during the Due Diligence
not apply]: (specify name): ("dues") are \$ per . The	whose regular assessments name, address and telephone number of the president of the owners'
☐ (specify name):	whose regular assessments name, address and telephone number of the president of the owners'
	amenities are paid for by the above owners' association(s) from the
 □ Master Insurance Policy □ Real Property Taxes on the Common Areas □ Casualty/Liability Insurance on Common Areas □ Management Fees □ Exterior Building Maintenance □ Exterior Yard/Landscaping Maintenance □ Trash Removal □ Pest Treatment/Extermination □ Legal/Accounting 	□ Street Lights □ Water □ Sewer □ Private Road Maintenance □ Parking Area Maintenance □ Common Areas Maintenance □ Cable □ Internet service □ Storm Water Management/Drainage/Ponds □ Gate and/or Security
☐ Other (specify)	

Page 1 of 2



This form jointly approved by: North Carolina Bar Association North Carolina Association of REALTORS®, Inc.



STANDARD FORM 2A12-T Revised 7/2022 © 7/2022

Buyer initials _____ Seller initials _____ _

3. As of this date, there are no other dues, fees or Special Assessments, Confirmed or Proposed, payable by the Development's property owners, except:	
	or pending lawsuits involving the Property, the Development and/or the
(including but not limited to document preparation, move in/	ent company in connection with the transfer of Property to a new owner move out fees, preparation of insurance documents, statement of unpaid
6. Seller authorizes and directs any owners' association, any recompany and any attorney who has previously represented the attorney or lender true and accurate copies of the following ite. Seller's statement of account master insurance policy showing the coverage provious Declaration and Restrictive Covenants Rules and Regulations Articles of Incorporation Bylaws of the owners' association current financial statement and budget of the owners parking restrictions and information architectural guidelines	ded and the deductible amount
The parties have read, understand and accept the terms of this	Addendum as a part of the Contract.
IN THE EVENT OF A CONFLICT BETWEEN THIS A	ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL ONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE
MAKE NO REPRESENTATION AS TO THE LEGAL VA ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNI	ORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION LIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN DERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU
Date:	Date:
Buyer:	Seller:
Date:	Date:
Buyer:	
Entity Buyer:	Entity Seller:
(Name of LLC/Corporation/Partnership/Trust/etc.)	(Name of LLC/Corporation/Partnership/Trust/etc.)
By:	By:
Name: Print Name	Name:Print Name
Tid	Tide

Date: _____