



ADDENDUM TO LISTING AGREEMENT FOR COMMON INTEREST COMMUNITY PROPERTIES

Nevada Revised Statutes, Sections 116.4109 and 116.41095 require certain documents and certificate (collectively, the “resale package”) to be made available to prospective purchasers of property within a Common Interest Community (the “Association”). The Seller of such property is required to make these documents available and the Homeowners Association or its managers must provide these documents upon request by property owners. The undersigned Seller agrees to obtain and provide to the listing agent these documents listed below for delivery to the Buyer or the Buyer's agent no later than ten (10) days from the date of the accepted purchase agreement.

- ◆ Declaration of Restrictions (CC&Rs)
- ◆ Association Bylaws
- ◆ Rules and Regulations of the Association
- ◆ Statement of monthly assessments for common expenses and any unpaid assessments (*Included in the certificate prepared by the Association*)
- ◆ Current operating budget
- ◆ Current financial statement of the Association, including a summary of the reserves study
- ◆ Statement showing any unsatisfied judgments or lawsuits against the Association (*Included in the certificate prepared by the Association*)
- ◆ Statement of the status of any pending legal action against the Association or relating to the Common Interest Community of which the Seller has actual knowledge (*Included in the certificate prepared by the Association*)

PROPERTY ADDRESS

Both Association & Seller are required to provide a separate disclosure of any known defects as may be required under NRS 40 relating to construction defects.

SELLER	DATE	SELLER	DATE
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TO: _____ Homeowners Association.

Dear Association: I am in the process of selling my property at the above noted address. Per NRS 116, please provide all of the above listed documents and certificate. I understand that I may be charged a reasonable fee for the production of copies. I am requesting the documents per the date of my signature below. I understand that the law allows you up to ten (10) days to deliver the documents to me. Please call me with any questions.

HOMEOWNER	DATE	PHONE NO.
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Please deliver the documents to: _____ (Name)
at: _____ (Address)