

Addendum BJS3 to the Offer to Purchase

Addendum attached to and made part of the Offer to Purchase dated _____ made by the Buyer _____ with respect to the Property at Unit Yahara Springs Condominiums Deforest, Wisconsin

Buyer acknowledges receipt of all condominium disclosures required by 703.33, Stats., including the following items: **(Please initial on each line below)**

_____ Declaration of Covenants and Restrictions for Yahara Springs Condominiums Master Association.

_____ Declaration of Condominium.

_____ Wisconsin Department of Financial Institutions Corporations Bureau Form 102 - Nonstock Corporation Articles of Incorporation.

_____ By-Laws of Yahara Springs Condominiums Master Association, Inc.

_____ Rules and Regulations of Yahara Springs Condominiums Master Association.

_____ Executive Summary

Buyer acknowledges the following items:

_____ Buyer is aware there is an active condominium association, current monthly fee is \$175 per month.

_____ Buyer is aware there is an active Home Owner's Association (Conservancy Place Community Association). The HOA fee is currently approximately \$39 per year.

_____ Buyer understands that they will be required to use the USPS cluster mailbox.

_____ Buyer understands all change orders are to be paid directly to CCHOW (when invoiced).

_____ Buyer is aware that the closing date may need to be extended due to weather conditions, supply delivery schedules, and any other items outside the builders control. Builder will notify buyer with a written notice 15 days prior to any scheduled closing date should a delay occur. Buyer shall hold the seller/builder harmless should the buye incur any additional fees due to the delay.

_____ Buyer to submit nonrefundable deposit payable to BJS Design/Build LLC in the amount of \$ _____ within 5 business days of acceptance. Buyer's deposit shall become nonrefundable property of Seller 6 business days after acceptance and shall remain the property of Seller regardless of whether the transaction closes for any reason except for Seller default.

(Buyer's Signature) (Date) (Buyer's Signature) (Date)

(Seller's Signature) (Date)