



ADDENDUM TO LISTING AGREEMENT FOR COMMON OWNERSHIP INTEREST PROPERTIES

Nevada Revised Statutes, Chapter 116.4103 & 41095 requires certain documents to be made available to prospective purchasers of property within a common interest ownership community. 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 buyers agent no later than ten days of an accepted purchase agreement.

- * Declaration of Restrictions (CC&R's)
- * Association By-laws
- * Rules and regulations of the association
- * Statement of monthly assessments for common expenses and any unpaid assessments
- * Current operating budget, to include reserve study & budget beginning October 1, 1999
- * Current financial statement of the association, including a balance sheet
- * Funds held in reserve for common elements
- * Statement showing any unsatisfied judgments or lawsuits against 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
- * A copy of the minutes from the most recent meeting of the Home Owners Association or its executive board.

PROPERTY ADDRESS

Both Association & Seller agree 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. 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 10 days to deliver the documents to me.

Home Owner	Date	Phone
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(ADDHOAL 6-99)