

**PROPERTY DISCLOSURE
(Non-Residential Properties)**

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 41 Main Street, Unit 1, Kennebunk, ME 04043

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility has has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

(attach additional sheets as necessary)

DS
MG

Page 1 of 2 Buyer Initials _____

Seller Initials _____

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SECTION IV. ROAD MAINTENANCE

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... Yes No Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

DocuSigned by:
Max Gabriello 11/2/2022
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Seller _____ Date _____
MAXAND, LLC

Seller _____ Date _____

Seller _____ Date _____

Seller _____ Date _____

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____



CONDOMINIUM ADDENDUM - REALES

To Agreement dated _____, between
MAXAND, LLC _____ ("Seller")
and _____ ("Buyer")
for property located at 41 Main Street, Unit 1, Kennebunk, ME 04043

The Purchase and Sale Agreement is further subject to the following terms:

- 1. Seller shall provide Buyer, at Seller's expense, with the following within the indicated number of days from the Effective Date of this Agreement:
a. A copy of the current Condominium Declaration, Bylaws and Rules/Regulations within 5 days;
b. Copies of the minutes of meetings of the Association and its Board of Directors for the preceding 12 months within 5 days; and
c. An original Resale Certificate for the Condominium Association in accordance with the Maine Condominium Act * within 30 days
2. Buyer shall have 5 days (by statute cannot be less than 5 calendar days) from receipt to review and approve the above documents.
3. Seller shall provide Buyer with an updated Resale Certificate if required by Buyer's lender or closing agent and shall provide Buyer with a lender questionnaire if required by Buyer's lender.
4. Seller represents that condominium association fees in the current amount of \$357.00 are due X monthly quarterly, and include the following:

- # Water: Yes No Unknown
Sewer: Yes No Unknown
Heat: Yes No Unknown
Hot Water: Yes No Unknown
Insurance: (common areas) X Yes No Unknown
Maintenance: (common areas) X Yes No Unknown
Other: Sprinkler System X Yes No Unknown
Other: Yes No Unknown

Buyer Initials _____

Seller Initials _____

DS MG

For Property Located At: **41 Main Street, Unit 1, Kennebunk, ME 04043**

5. Buyers are required to pay an entry fee of \$ ZERO DOLLARS to the association at closing.
The association fees are payable to _____
at the following address: _____

DocuSigned by:
Max Gabriello 11/2/2022
6227FC4017A545D...

Buyer	Date	Seller MAXAND, LLC	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date

* The Maine Condominium Act establishes the following requirements in connection with the resale of a condominium unit: A unit owner is required to furnish to a purchaser a copy of the declaration (other than the plats and plans), the bylaws, the rules or regulations of the association, and a reasonably current certificate containing the items set forth in 33 MRSA §1604-108. The condominium's association is required, within 10 calendar days after a request by a unit owner and payment of any reasonable fee established by the association, to furnish a certificate containing the information necessary to enable the unit owner to comply with this requirement. If the certificate is not provided prior to execution of the purchase contract, the purchase contract is voidable by the purchaser until the certificate has been provided and for 5 calendar days thereafter or until conveyance, whichever first occurs.





The Mega Group
Commercial Real Estate

Broker of Record: Brian M DApice
MA License: 9538300
NH License: 74824
ME License: DB920474

Brokerage: Brian DApice & Associates LLC (d/b/a The Mega Group)
MA License: 422172
NH License: 74825
ME License: AL90603096

CONTACT - Brian DApice at (978) 609-1339 or Email@TheMegaGroup.net.

DISCLOSURE - Subject to errors, omissions, prior sale or withdrawal from the market. Broker makes no warranty or representation, expressed or implied, as to the accuracy of the information contained herein.

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Brian DApice & Associates, LLC (d/b/a The Mega Group) is a Massachusetts Limited Liability Corporation