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. UN	DERGROUND STORAGE TANKS
Γo the b	pest of Seller's knowledge (check one):	:
X	No underground storage facility fo	or the storage of oil or petroleum products exists on the premises.
	Maine Department of Environment	ity exists on the premises which is subject to regulation by the ntal Protection under 38 M.R.S.A. §561, et seq., State of Maine The underground facility has has not been
	SECTION II	I. HAZARDOUS MATERIALS
epresen		tate Commission, Licensee discloses that the Seller is making no sly existing known hazardous materials on or in the Real Estate
	(attach a	dditional sheets as necessary)
Buyer is concern.	_	m professionals regarding any specific hazardous material issue or
	SECTION	III. MATERIAL DEFECTS
Material	l defects pertaining to the physical con	ndition of the property:
	(attach a	dditional sheets as necessary)
F	Page 1 of 2 Buyer Initials	Seller Initials

The Mega Group, 7 Federal St. Suite 15 Danvers MA 1923

Brian DApice

Phone: (978)762-9771

Fax: (978)762-9772

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	SECTION IV. ROA	AD MAINTENANCE	
Is access by means of a way	y owned and maintained by th	ne State, a county, or a muni-	cipality over which the public
•			· _ ·
If No, who is responsib	ole for maintenance?		
Road Association Nam	e (if known):		
appropriately changed with	ovide prompt notice of any an amendment date.	r changes in the informat	tion and this form will be
Max Gabrillo 6227FC4017A545D	11/2/2022		
Seller MAXAND, LLC	Date	Seller	Date
Seller	Date	Seller	Date
The undersigned hereby ac purchase the Real Estate.	cknowledge receipt of this Pr	operty Disclosure prior to t	the preparation of an offer to
Buyer	Date	Buyer	Date
Buyer	Date	Buyer	Date

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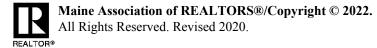
CONDOMINIUM ADDENDUM - RESALES

	XAND, LLC				
					("Seller")
and					
<u> </u>	1 1 1 1 M 1 0 1 1 1 1 1 1 1 1 1 1 1 1 1		ME 0404	2	("Buyer")
for]	property located at 41 Main Street, Unit 1, Kenn	ebunk, 1	VIE 0404	3	
The	Purchase and Sale Agreement is further subject to t	the follow	ving term	s:	
1 1	Seller shall provide Buyer, at Seller's expense, with the Effective Date of this Agreement: a. A copy of the current Condominium Declaration of Copies of the minutes of meetings of the Assertion Declaration Declaration of the Assertion Declaration Declaration Declaration of the Assertion Declaration Dec	n, Bylaws sociation	s and Rulo and its	es/Regulations within Board of Directors for	5 days; for the preceding
	Buyer shall have5_ days (by statute cannot be approve the above documents. If Buyer is not sat Agreement by written notice to Seller within the sp deposit shall be returned to Buyer. In the event Buyer days, this contingency is waived by Buyer.	tisfied water	ith such of umber of	documents, Buyer made days in which case the	ay terminate this ne earnest money
ä	Seller shall provide Buyer with an updated Resale and shall provide Buyer with a lender questionnain charged by the association for these documents whe	re if requ			
	Seller represents that condominium association fees monthly quarterly, and include the following:	s in the c	urrent am	ount of \$357.00	are due
	# Water:	Yes	X No	Unknown	
	# Sewer:		X No		
	# Heat:	Yes	X No	Unknown	
	# Hot Water:	Yes	X 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	

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

	The association fees are payable to				
		Docusigned by: Max Galvillo 6227FC4017A545D	11/2/2022		
Buyer	Date	Seller MAXAND, LLC	Date		
Buyer	Date	Seller	Date		
Buyer	Date	Seller	Date		
Buyer	Date	Seller	Date		

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^{*} 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.



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.

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