



NEW JERSEY REALTORS®  
ADDENDUM REGARDING CONDOMINIUM/HOMEOWNER'S ASSOCIATIONS

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1 This Addendum is attached to and made a part of the New Jersey Realtors® Standard Form of Real Estate Sales Contract,  
2 Form 118 (the "Contract"). If this Addendum conflicts with the Contract, then this Addendum shall control.

3  
4 (A) Documents.

5 If the Property is a condominium or is subject to a homeowners' association, Seller shall make available to Buyer upon request, prior to or  
6 at the time of the signing of this Contract, a copy of the current rules, regulations, Master Deed, financial statements and by-laws of the  
7 condominium and/or homeowners' association. The name(s), address(es) and telephone number(s) of the association(s) is/are:

8 **Corner Management**  
9 973-686-1007  
10 \_\_\_\_\_  
11 \_\_\_\_\_  
12 \_\_\_\_\_

13 (B) Approval.

14 Seller, if required, shall provide Buyer with written approval by the condominium or homeowners' association for Buyer's purchase of the  
15 Property. Prior to Closing, Seller shall provide a "Status of Account" letter and Certificate of Insurance for the association.

16  
17 (C) Fees.

18 Seller represents that the current monthly association fee is \$383.50. Buyer acknowledges that associations commonly  
19 require a one-time non-refundable capital contribution or start-up fee, which shall be the responsibility of Buyer to pay.

20  
21 (D) Assessments.

22 Seller represents that the association has imposed or may be imposing an assessment payable after Closing by Buyer in the amount of  
23 \$ \_\_\_\_\_ for the following purpose: \_\_\_\_\_  
24 \_\_\_\_\_,  
25 which assessment includes but is not limited to any lawsuit or major capital improvement project of which Seller is aware.

26  
27  
28  
29 WITNESS:

30		
31		
32		BUYER Date
33		
34		
35		BUYER Date
36		
37		
38		BUYER Date
39		
40		
41		BUYER Date
42		
43		<i>Almond Road</i> <small>dotloop verified 06/09/26 1:09 PM EDT Z1AQ-EWU-XSDW-6B06</small>
44		SELLER Date
45		
46		<i>Almond Road</i> <small>dotloop verified 06/09/26 8:17 PM EDT LIBQ-Z1RC-QCBA-NJBS</small>
47		SELLER Date
48		
49		
50		SELLER Date
51		
52		
53		SELLER Date

