

Addendum for Purchase at The Tremont Condominium  
301 E. Tremont Avenue, Charlotte, NC 28203  
Unit \_\_\_\_\_

**\$2500 in seller paid closing costs**

The Developer will contribute \$2500 towards the buyer's closing costs.

**HOA fees at closing**

At the time of closing two (2) months of HOA fees will be collected from the buyer. This is a non-refundable upfront capital contribution that all buyers of units in The Tremont Condominium pay at closing. These funds are used to build the HOA reserve funds and operating budget.

**Earnest monies**

Earnest monies will be held by the Developer's attorney, R. Dale Fussell; 4600 Park Road Suite 109; Charlotte, NC 28209; (704) 365-6515.

**12-month Home Warranty**

At the time of closing the Developer will provide the buyer with a 2-10 Home Warranty, at the Developer's sole expense. This warranty covers the Unit for a period of one (1) year workmanship, two (2) years systems and ten (10) years structural. Many of the systems and appliances also have manufacturer's warranties which extend beyond this one (1) year period.

**Buyers receipt of condominium documents**

Buyer acknowledges "receipt" of all condominium documents including the Public Offering Statement, Declaration of Condominium, and Articles of Incorporation for the Homeowners Association. These can be found at the website [www.BoxwoodRealty.com](http://www.BoxwoodRealty.com) under Helpful Information (The Tremont Condominiums). These are available in PDF format for download by the buyer and/or their agent.

**Right to cancel**

The state of North Carolina provides the right to cancel for any reason within 7 days of signing a contract to purchase a new condominium unit. The North Carolina Condominium Act states: "***Purchaser's Right To Cancel***. The purchaser of a *new* condominium unit has the absolute (nonwaivable) right to cancel his purchase contract ***for any reason within seven (7) calendar days of contract execution (signing)***. This right to cancel is WITHOUT PENALTY, and any payments made by the purchaser before cancellation must be promptly refunded. No conveyance of a unit may be made during the seven-day cancellation period."

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tidewater Corporate Development, LLC

\_\_\_\_\_  
Date