COMMUNITY ADDENDUM

☐ ADDENDUM  ☐ COUNTER OFFER

Contract Date: __________________________ 20________

Buyer: ____________________________________ Seller: _____________________________

Premises Address: __________________________

All of the following check marked terms and conditions are hereby incorporated and become part of the Purchase Contract described above:

☐ 1. Buyers are aware of the Age Restrictions in Sun City, Sun City West, Sun City Festival, Corte Bella, Arizona Traditions, Sun Air Estates and Ventana Lakes which require one permanent resident per household be age 55 or older and prohibit permanent residents less than 19 years of age. The same restrictions apply to renters.

☐ 2. Buyers are aware that the community of Westbrook Village has established Age Restrictions which require one permanent resident per household to be age 40 or older (providing at least 80% of all residential units are occupied by one person 55 years of age or older) and no permanent resident less than 19 years of age. The same restrictions apply to renters.

☐ 3. Buyers are aware of the Age Restrictions in Sun City Grand which require one permanent resident per household to be age 45 or older (provided that at least 85% of all residential units are occupied by one person 55 years of age or older) and prohibit permanent residents less than 19 years of age. All rental properties must have one permanent resident age 55 or older and prohibit permanent residents less than 19 years of age.

☐ 4. Sun City Grand and Corte Bella buyers are aware only electric golf carts are permitted on Sun City Grand and Corte Bella golf courses.

☐ 5. Buyers are aware of the Age Restrictions in Trilogy at Vistancia which require one permanent resident per household to be age 45 or older (provided that at least 80% of all residential units are occupied by one person 55 years of age or older) and prohibit permanent residents less than 19 years of age. All rental properties must have at least one permanent resident 55 years of age or older and prohibit permanent residents less than 19 years of age. Trilogy at Vistancia is a gated community and does not allow gas golf carts in the community or on the golf course.

☐ 6. Buyers are aware of the Age Restrictions in Happy Trails and Sun Village which require one permanent resident be age 55 or older and prohibit permanent residents less than 40 year of age. The same restrictions apply to renters.

☐ 7. ☐ Seller  ☐ Buyers agree to pay the $__________ transfer fee*, as well as buyer understands the yearly ☐ Recreation Fee ☐ HOA of $__________ ☐ per person on deed ☐ per household. The number of Recreation Center passes (zero, one or two passes) will depend on the buyer’s age and how the buyer takes title. Buyer to contact Recreation Center for more information and agrees that My Home Group Realty and it’s agents have no liability for its misunderstandings or problems with Recreation Center fees, passes or rules. Buyers also agree to pay the $__________ CARE/HOA/Capital/Asset preservation fee and the $__________ Architectural Review Fee*. Other applicable fees. _________________.  *On VA loans, Seller agrees to pay for any fees that the VA requires Seller to pay.

☐ 8. Sellers agree to pay the $__________ Resale Disclosure Statement Fee.

☐ 9. If the premises are within a Condominium Association, the condo impound account, if any, is to be charged to Buyer and credited to Seller. Monthly condo payments are to be prorated to Close of Escrow and Buyer shall assume the monthly payment with the 1st payment due after Close of Escrow. Any Condominium Association operating account balance remains with the premises and will be transferred at Close of Escrow. Buyers are advised to obtain supplemental insurance coverage including, but not limited to, Contents & Liability Insurance on the premises prior to Close of Escrow.

☐ 10. Buyers of lake front properties are aware that there are annual fees assessed to these lots. The fee for __________________________ Lake is $___________. These fees will be prorated at Close of Escrow.

☐ 11. The fee for Parks and Sons Trash Removal will be prorated at Close of Escrow unless specifically agreed otherwise.

☐ 12. Buyers are advised that this property is located within the vicinity of Luke Air Force Base, a military airport.

☐ 13. The following fees will be paid as follows:

$__________ Preservation Fee  ☐ Buyer ☐ Seller / __________________________  ☐ Buyer ☐ Seller

In the event of a conflict between this Addendum/Counter Offer and the Purchase Contract, the provisions of this Addendum/Counter Offer shall be controlling. Any item of concern should be verified by the Buyer. Buyers are aware that the age restrictions listed above are established by each community and are subject to Federal, State and Local Governmental Fair Housing Laws.

Buyer Date  Seller Date

Buyer Date  Seller Date

Revised 5/11/2011