

CONDOMINIUM ADDENDUM

	Client:	Client File No.:		
	Homeowner:			
	Property Address:	Unit No.:		
	City:	Prov.:		
	Project Name/Phase No.:			
	Property Rights Appraised: <input type="checkbox"/> Condo <input type="checkbox"/> Co-op <input type="checkbox"/> Fee <input type="checkbox"/> Co-ownership <input type="checkbox"/> Other:			
	Approximate Year Built:	Original Use:		
SALES AND COMPLEX INFORMATION	Type: <input type="checkbox"/> High-rise (elevator) <input type="checkbox"/> Walk-up	No. of Stories: _____	<input type="checkbox"/> Row or Town House <input type="checkbox"/> Other: _____	
	If Completed:	No. of Phases: _____	No. of Units: _____	
	If Incomplete:	No. of Phases: _____	No. Sold: _____	
	Units in Subject Phase:	Total: _____	Completed: _____	
	Approx. No. Units for Sale:	Subject Project: _____	Subject Phase: _____	
	Rate the Unit Mix (i.e. % of eff.; 1,2 & 3 BR):	<input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	Is complex registered?: <input type="checkbox"/> Yes <input type="checkbox"/> No	
	COMPLEX PARKING		SUBJECT PARKING	
	Total No. Spaces: _____	Type(s): <input type="checkbox"/> Garage <input type="checkbox"/> Built-in <input type="checkbox"/> Carport	No. of Spaces: _____ Unit/Space No(s): _____	
	Ratio (per unit): _____	<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Open Lot	Legal Description: _____	
	If assigned parking, rate availability: <input type="checkbox"/> Good <input type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor		Is the parking space(s): <input type="checkbox"/> Assigned <input type="checkbox"/> Owned	
STORAGE/LOCKER	Does unit have storage/locker space? <input type="checkbox"/> Yes <input type="checkbox"/> No	Assigned: <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Owned: <input type="checkbox"/> Yes <input type="checkbox"/> No			
	Rented: <input type="checkbox"/> Yes <input type="checkbox"/> No	monthly \$ _____		
Can additional lockers be purchased? <input type="checkbox"/> Yes <input type="checkbox"/> No		Is the parking space(s) included in the most probable sales price? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Rented: <input type="checkbox"/> Yes <input type="checkbox"/> No		Has the owner(s) leased, rented or otherwise assigned possession of the subject's parking space(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Number of lockers: _____	Locker size: _____	Monthly \$ _____		
Legal Description: _____		Can additional parking be purchased? <input type="checkbox"/> Yes <input type="checkbox"/> No		
		Rented? <input type="checkbox"/> Yes <input type="checkbox"/> No		
FEATURES/FACILITIES	Indoor pool <input type="checkbox"/> Yes <input type="checkbox"/> No	Tennis court <input type="checkbox"/> Yes <input type="checkbox"/> No	COMPLEX INFORMATION	
	Outdoor pool <input type="checkbox"/> Yes <input type="checkbox"/> No	Games/Party room <input type="checkbox"/> Yes <input type="checkbox"/> No		Excellent Good Average Fair Poor
	Exercise room <input type="checkbox"/> Yes <input type="checkbox"/> No	Concierge/Security <input type="checkbox"/> Yes <input type="checkbox"/> No		Condition of interior common elements <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Sauna <input type="checkbox"/> Yes <input type="checkbox"/> No	BBQ Areas <input type="checkbox"/> Yes <input type="checkbox"/> No		Condition of exterior common elements <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Whirlpool <input type="checkbox"/> Yes <input type="checkbox"/> No	Rooftop garden <input type="checkbox"/> Yes <input type="checkbox"/> No		Maintenance of common elements <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Squash courts <input type="checkbox"/> Yes <input type="checkbox"/> No	Other <input type="checkbox"/> Yes <input type="checkbox"/> No		Quality of construction <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Library <input type="checkbox"/> Yes <input type="checkbox"/> No			Overall marketability of complex <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Describe: _____			Compatibility with general area <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
				Additional Comments: _____
MANAGEMENT	Note Type: <input type="checkbox"/> Developer <input type="checkbox"/> Home Owner's Association <input type="checkbox"/> Management Agent <input type="checkbox"/> Other: _____			
	Name and Phone No. of Management Contact: _____			
	Are all common elements completed and dedicated to the Homeowners Association (e.g. pool, tennis courts, club houses, etc.)?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Has the developer formally turned over the control of management to an elected board of directors?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
If no, would this affect marketing?	<input type="checkbox"/> Yes <input type="checkbox"/> No			
CONDO COMPLEX INFORMATION	Subject maintenance fees are \$ _____ per month.			
	Maintenance fee includes:	Maintenance of common elements <input type="checkbox"/> Yes <input type="checkbox"/> No	Snow removal <input type="checkbox"/> Yes <input type="checkbox"/> No	
		Insurance <input type="checkbox"/> Yes <input type="checkbox"/> No	Cable <input type="checkbox"/> Yes <input type="checkbox"/> No	
		Water <input type="checkbox"/> Yes <input type="checkbox"/> No	Garbage collection <input type="checkbox"/> Yes <input type="checkbox"/> No	
		Heat <input type="checkbox"/> Yes <input type="checkbox"/> No	Lawn care <input type="checkbox"/> Yes <input type="checkbox"/> No	
		Hydro <input type="checkbox"/> Yes <input type="checkbox"/> No	Other/describe _____	
	Any restrictions on open houses: <input type="checkbox"/> Yes <input type="checkbox"/> No		For sale signs: <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Any special assessments currently being levied: <input type="checkbox"/> Yes <input type="checkbox"/> No		Describe: _____	
	Any special assessments being envisioned: <input type="checkbox"/> Yes <input type="checkbox"/> No		Describe: _____	
	As of the date of appraisal, the contingency fund contains \$ _____			
	Any major repairs or improvements currently underway: <input type="checkbox"/> Yes <input type="checkbox"/> No		Describe: _____	
	Any major repairs or improvements envisioned over the next 2 years: <input type="checkbox"/> Yes <input type="checkbox"/> No		Describe: _____	
	Any outstanding or anticipated legal actions: <input type="checkbox"/> Yes <input type="checkbox"/> No		Describe: _____	
	Are there other fees charged to the unit that aren't included in the monthly condominium fee? <input type="checkbox"/> Yes <input type="checkbox"/> No		If yes, explain: _____	
Compared to the competitive listings and other complexes, are the subject's monthly charges: <input type="checkbox"/> Higher <input type="checkbox"/> Reasonable <input type="checkbox"/> Lower				
Explain response: _____				
MARKETABILITY	* Discuss any special or unusual characteristics in the condominium documents, rules, or information otherwise known to the appraiser, that would affect the subject's marketability in the ADDITIONAL COMMENTS section.			
	* Include any information or factors such as the demand for this unit style and location in the NEIGHBOURHOOD section and in the MARKET CONDITIONS section. Make adjustments for items such as storage, common elements and monthly condominium fees in the "Other" and "Special Features" spaces in the MARKET DATA ANALYSIS section and explain these adjustments.			
	If the recent sales from the complex are <i>not</i> being used as comparables, explain: _____			

	If no sales from the complex are used as comparables, note the last sale in the complex, its price and terms, explain: _____			
