

**ADDENDUM TO
PURCHASE CONTRACT
(Assessments and Charges; Commissions)**

This Addendum to Purchase Contract ("Addendum") is entered into by and between the undersigned Buyer(s) ("Buyer") and Romanelli and Hughes Building Company ("Seller"), and is attached to and part of the contract(s) ("Contract") between Buyer and Seller for acquisition of a residential lot (the "Lot") and/or construction of a residential home in the residential subdivision known as _____ (the "Subdivision").

Seller discloses to Buyer, and Buyer acknowledges, agrees and accepts, that the Lot is subject to the following fees and charges, as applicable:

1. An annual Community Development Charge in an amount equal to _____ (insert millage or mark "N/A" if not applicable) multiplied by the Assessed Value of the Lot (including building improvements) (Assessed Value is 35% of the Market Value as determined by the applicable county auditor's office).
2. An annual sewer assessment of \$ _____ (insert assessment amount or mark "N/A" if not applicable)
3. A one-time Initial Operating Assessment of \$ _____ paid to the homeowners' association and due upon Lot purchase.
4. Annual Assessments to the homeowners association. The Annual Assessment is currently estimated at \$ _____ per year.
5. Other Fees and Charges:

Seller and Buyer agree that the brokerage commission due in connection with the Contract shall be paid in full at closing. The brokerage commission will be calculated based on the purchase price at the time the Purchase Contract is executed.

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to be executed and effective as of the date of the Contract.

SELLER:

BUYER(S):

ROMANELLI AND HUGHES BUILDING
COMPANY, an Ohio corporation

Print Name: _____

By: _____

Print Name: _____

Title: _____

Print Name: _____