



ADDENDUM A TO PURCHASE AND SALE CONTRACT

Purchase and Sale Contract between:

robert falker (Seller)

and leah hodori (Purchaser).

Property Location 250 Maple St unit d Stowe (Property)
Street City/Town

The Contract Date is _____ (insert date from Section 30 of Purchase and Sale Contract).

This Addendum is as follows:

As part to this contract, all parties shall agree to changes the condo association declarations, Also, All parties agree that upon the recording in the Stowe Land Records of an amendment(s) to the Maple Street Condominium's Declaration, the parties will stipulate to the dismissal of the current law suits with prejudice in the Lamoille Unit of the Superior Court Docket Nos. 185-19-15 Lecv and 194-10-15 Lecv. All parties agree this is an " AS IS " sale. the seller must maintain the property in it's current condition and the purchaser shall have the right to inspect the property 48 hours before the closing, if not completely satisfied, as to the condition, may void the contract. If any of part of this addendum is not agreed upon, then either party may withdraw and void the contract and all deposits will be returned.

This Addendum constitutes a part of the above-referenced Contract. All terms and conditions set forth in the Contract shall remain as set forth in the Contract, except as may be modified by this or any other addendum to the Contract.

Seller: [Signature] 3/8/18
(Signature) Date
robert falker

Purchaser: [Signature] 3.6.18
(Signature) Date
leah hodori

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

From: **Chandler Matson** chandler@barrlaw.com
Subject:
Date: March 8, 2018 at 3:36 PM
To: [robert.falker](mailto:robert.falker@stowe.com) rflstowe@gmail.com

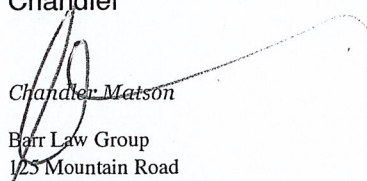
Bob,

Attached is a P&S signed by Leah with all of your requested changes/conditions. The two exceptions are those that were discussed yesterday, as follows:

- The 48 hour right to inspection (and cancel) excludes chimney, water heater, and smoke detector;
- Upon declaration being filed, we will file a joint stipulation of dismissal and execute general mutual releases.

Leah is out of the country, however, she has agreed to the above two points (which are really only points of clarification). Also attached is the pre-approval letter. Let's execute this P&S so that we can move forward, file the declaration, and file the stipulation of dismissal with prejudice with general releases.

Chandler


Chandler Matson

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Hodori Falker
P&S 3.8.18.pdf



January 29, 2018

Patricia L. Hodari
250 Maple Street, Unit #1
Stowe, VT 05672

Dear Leah,