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ADDENDUM 'C' TO PURCHASE AND SALE CONTRACT BETWEEN

Peter Harris or Assigns (Purchaser)

AND

David J. Logan Trust (Seller)

This Addendum is made part of the Purchase and Sale Contract (the Contract) between Purchaser and Seller in accordance with **Section 9** of the Contract. All time periods refer to **calendar days.** Means of providing notice and related requirements shall be in accordance with **Section 29** of the Contract. For the consideration stated in the Contract, purchaser and Seller agree as follows:

In consideration for satisfying item 2.A, Property Inspection, of the General Addendum to the Purchase and Sale Contract, the Purchase Price will be reduced from \$795,000 to \$792,939 based on the following estimates for repair, which will be completed by the Buyer.

Pursuant to Addendum 'B' to Purchase and Sale Contract between Peter Harris or Assigns (Purchaser) and David J. Logan Trust (Seller), the Seller will provide the following adjustments to the final Purchase Price of the property, as follows:

1.	GFCI electrical electrical outlets		\$590
2.	Repair of broken interior door		\$100
3.	Replacement of existing closet lights		\$300
4.	Proper venting of dryer and two (2) bathroom exhaust fa	ans	\$809
5.	Proper venting of central vacuum system		<u>\$262</u>
		TOTAL	\$2,061

In reference to other items listed for consideration in Addendum 'B': (1) The Dishwasher replacement; (2) Electric panel service; and (3) Replacement of sliding door, the Seller will not agree to deduct the cost of those items in the final sale price of the property for the following reasons:

- 1. The dishwasher does operate properly and does fill with water accordingly Seller or Seller's agents to show Purchaser or
- 2. The electric panel will be repaired by electrician contracted by the Seller.
- Seller or Seller's agents to show Purchaser or Purchaser's agents the dishwasher is operational, if it is shown not to be operational Seller shall allow for ar adjustment of \$850 to the final Purchase Price.
- 3. The sliding door does not need to be replaced at this time; and when the condition of the door warrants replacement the cost of the project will be paid by the Mountain Glen HOA.

In addition, the Seller has included in this **Addendum 'C'** all documentation relating to the inspection, cleaning, testing, servicing and repair of the heating system, and all chimneys and flues by a licensed professional. The water heater will be serviced week ending April 28, 2017. Seller shall at Seller's expense have the pressure relief valve on the heating system installed and extended to within 6 inches of the floor. Work to be completed by week ending April 28, 2017.

David J. Logan Trust

dotloop signature verification: www.dordoagu.com/ingvisionables/863339342-13-0FRX

dotloop verified 04/14/17 5:28PM EDT SI6K-2OCL-K2NT-04O0



Buyer

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	L. SETTLEMENT CHARGES			
TAL COMMISSION Based on P	rice \$ 792,939.00 @ 6.0000 % 47,576.34	PAID FROM	PAID FROM	
Division of Commission (line 700)	as Follows:	BORROWER'S	SELLER'S	
\$ 23,788.17 to Pall Spera Co	mpany Realtors	FUNDS AT	FUNDS AT	
2. \$ 23,788.17 to Coldwell Bank				
03. Commission Paid at Settlement			47,576	
04.	to			
00. ITEMS PAYABLE IN CONNECTION	WITH LOAN			
	% to		_	
	% to		-	
	to			
03. Appraisal Fee				
04. Credit Report	to			
05. Lender's Inspection Fee	to			
06. Mortgage Ins. App. Fee	to			
07. Assumption Fee	to		·	
08.				
09.				
10.				
11.				
00. ITEMS REQUIRED BY LENDER TO	BE PAID IN ADVANCE			
01. Interest From to	@ \$ /day (days %)		_	
02. MIP Totlns. for LifeOfLoan for	months to			
	.0 years to			
	.u years to			
04.				
05.				
000. RESERVES DEPOSITED WITH LE	NDER			
001. Hazard Insurance	months @ \$ per month			
002. Mortgage Insurance	months @ \$ per month	-:		
003. City/Town Taxes	<u> </u>			
	months @ \$ per month			
004. County Taxes	months @ \$ per month			
005. Assessments	months @ \$ per month .			
006.	months @ \$ per month			
007.	months @ \$ per month			
008.	months @ \$ per month			
100. TITLE CHARGES	months & per month			
		· · · · · · · · · · · · · · · · · · ·		
101. Settlement or Closing Fee	to			
102. Abstract or Title Search	to			
103. Title Examination	to			
104. Title Insurance Binder	to			
105. Document Preparation	to			
106. Notary Fees	to			
		8 400 00		
107. Attorney's Fees	to Olson & Associates, PLC	2,400.00		
(includes above item numbers:)		
108. Title Insurance	to Vermont Attorneys Title Corporation	2,659.75		
(includes above item numbers:				
109. Lender's Coverage	\$			
110. Owner's Coverage	\$			
111. Attorney Fees	to Stackpole & French		2,25	
112.				
	to Town of Stowe	00000		
113. May Tax Installment		2,950.86		
200. GOVERNMENT RECORDING AN				
201. Recording Fees: Deed \$; Mortgage \$ 30.00; Releases \$ 30.00	30.00	3	
202. City/County Tax/Stamps: Deed	; Mortgage Prop. Trans	fer Tax 11,497.62		
203. State Tax/Stamps: Deed	; Mortgage			
204.				
205.				
	DOFO			
300. ADDITIONAL SETTLEMENT CHA				
301. Survey	to			
302. Pest Inspection	to			
303. VT Withholding	to Dept. of Taxes		19,82	
304. Resale Cert Prep	to ARFA Property Management		10,02	
305. Electrical Work	to S. Gary Cole, Inc.		32	
	(Enter on Lines 103, Section J and 502, Section K)			
		19,538.23	70,10	

Certified to be a true copy.

Olson & Associates, PLC Settlement Agent

(HARRIS MTN GLEN /HARRIS MTN GLEN /9)

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