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### Adult Community Advisory and Addendum

Buyer: \_\_\_\_\_ Seller: \_\_\_\_\_

Premises Address: \_\_\_\_\_

**1. Fees:** Buyer is advised that the Premises is located within an Adult Community and there may be Seller and Buyer fees applicable to resale, purchase, and transfer of property ownership located in Age Restricted Communities.

**Community Name:** \_\_\_\_\_ **Community Phone Number:** \_\_\_\_\_

**2. Age Restrictions:** Age Restrictions are established by each community and are subject to Federal, State and local Fair Housing Laws.

**3. Capital Improvement Fees/Capital Preservation Fees:** Buyer is advised fees, including, but not limited to, Capital Improvement/Capital Preservation Fees, Recreational Center Fees may be affected by the way title is taken, changed, or transferred. Buyer should obtain independent legal and tax advice.

**4. Lake Front Property and Boat Restrictions:** Buyer is advised that additional dues and/or fees may apply if a property line for the Premises borders a lake.

**5. Community Facilities District "CFD":** Buyer is advised that some communities are located within special taxing districts, such as a CFD. The purpose of the CFD is to finance the acquisition, construction, operation, and maintenance of public infrastructure benefiting the planned community. A CFD is generally considered an assessment lien against the Premises.

**6. Water and Waste Water Service Providers:** Buyer is advised that there are private and public service providers specific to area(s) and communities.

**7. Trash and Recycle Services:** Annual service cost(s), if applicable, will be prorated as of close of escrow.

**8. Military Airport:** Buyer is advised that due to the location and the vicinity of Luke Air Force Base, the community will experience over-flight jet noise.

**9. Golf Cart Ownership and Use:** Buyer is advised to contact the specific Community Association Office and/or Golf Course to verify any restrictions as to the use of "gas" or "electric/battery" powered Golf Carts. These restrictions vary from community to community. Golf Carts are not limited to Golf Course use only but can be used as a means of transportation within a given community.

**10. Governing Documents:** Buyer is advised there may be specific governing documents applicable to the community, including but not limited to Covenants, Conditions and Restrictions (CC&Rs). Restrictions vary from community to community.

*If any of the above information is a material matter to Buyer, it must be investigated during the Inspection Period.*

**11. The Premises is [ ] is not [ ] located in the communities of Sun City or Sun City West. If the Premises is not, please skip to signature line**

**12. If the Premises is located in the communities of Sun City or Sun City West, Recreation Fees in the amount of \$ \_\_\_\_\_ [ ] Per Person on Deed [ ] Per Household apply and shall be paid for by Buyer.**

**BUYER AGREES TO PAY**

**13. Transfer Fees:** Association(s) fees related to the transfer of title \$ \_\_\_\_\_

**14. Capital Improvement Fees or Capital Preservation Fees:** \$ \_\_\_\_\_

**15. Other Fees (if any):** \$ \_\_\_\_\_ Explain: \_\_\_\_\_

**SELLER AGREES TO PAY**

**16. Recording Fee (If applicable):** \$ \_\_\_\_\_

**17. Resale Disclosure Fees:** Seller agrees to pay the following fee \$ \_\_\_\_\_

**15. Other Fees (if any):** \$ \_\_\_\_\_ Explain: \_\_\_\_\_

**18. Additional Items:** \_\_\_\_\_

The party listing the amount of the fees entered above has done so in good faith and to the best of their knowledge. However, the precise amount of the fees may not be known until written disclosure documents are furnished by the community or their management company. The parties are instructed to personally verify all fees prior to execution of this Adult Community Advisory and Addendum. The parties acknowledge that Broker(s) did not verify any of the information contained herein and therefore agree to hold each other and Broker(s) harmless should the fees identified above prove incorrect or incomplete.

**Buyer/Seller Agreement**

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Seller Date