

**ADDENDUM A**

- This Addendum is herein attached to and incorporated into the Contract to Buy and Sell the property known as \_\_\_\_\_ (“Property”) between \_\_\_\_\_, (“Buyer”) and \_\_\_\_\_, (“Seller”) dated \_\_\_\_\_.
- Seller and Buyer recognize and agree that the Property is subject to the 99-year renewable land lease (“Land Lease”) between Seller and Thistle Community Housing (“Thistle”). Thistle is the landowner. Per the Land Lease, the sales price of the Property is \$\_\_\_\_\_.
- This sales transaction must meet all the conditions and terms of the Land Lease between Seller and Thistle. This contract may not be modified without written notification and consent of Thistle.
- Seller will pay all liens and encumbrances on the property and obtain full release of such liens and encumbrances at least 2 weeks prior to the transfer of the Property unless otherwise approved in writing by Thistle.
- Thistle shall receive copies of the contract, all addenda and all of the title work.
- Buyer will execute a new Land Lease with Thistle and will comply with said Land Lease prior to and after the transfer of said property.
- Per the Land Lease, all debt must be permitted by Thistle.
- Per the Land Lease, Thistle collects a monthly Land Lease Fee. All past due Land Lease Fees must be paid by Seller prior to or at closing. The Land Lease Fee for the month of closing will be divided between Seller and Buyer.
- Per the Land Lease, Thistle shall receive a Lease Reissuance Fee of \$\_\_\_\_\_ at closing to be paid by Seller.
- If Buyer is working with a Buyer’s Agent, the commission will be \$\_\_\_\_\_.
- If Seller is working with a Seller’s Agent, the commission will be \$\_\_\_\_\_.
- Instead of working with a Seller’s Agent, Seller may work with a real estate attorney. Up to \$500 of this expense may be collected at closing from Buyer. It is to be paid at closing given evidence of the attorney’s work/charges.
- The address and contact for Thistle are:  
Thistle Community Housing, 1845 Folsom Street, Boulder, CO 80302  
Phone: 303-443-0007 Fax: 303-443-0098  
Contact: Barbara Navin, Thistle Community Land Trust Coordinator, x. 103.

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Buyer Initials \_\_\_\_\_ Seller Initials \_\_\_\_\_ Page 1 of 1