

HUNTER'S CREEK

INSTRUCTION SHEET

Please be advised that Section 84a of the Michigan Condominium Act provides as follows:

- (1) The developer shall provide copies of all of the following documents to a prospective purchaser of a condominium unit, other than business condominium units:
 - a. The recorded master deed.
 - b. A copy of the purchase agreement that conforms with section 84, and that is in a form in which the purchaser may sign the agreement together with a copy of the escrow agreement.
 - c. A condominium buyer's handbook. The handbook shall contain, in a prominent location and in boldface type, the name, telephone number and address of the person designated by the administrator to respond to complaints. The handbook shall contain a listing of the available remedies as provided in section 145.
 - d. A disclosure statement.
- (2) A purchase agreement may be amended by agreement of the purchaser and developer before or after the agreement is signed. An amendment to the purchase agreement does not afford the purchaser any right or time to withdraw in addition to that provided in section 84(2). An amendment to the condominium documents effected in the manner provided in the documents or provided by law does not afford the purchaser any right or time to withdraw in addition to that provided in section 84(2).
- (3) At the time the purchaser receives the documents required in subsection (1) the developer shall provide a separate form that explains the provisions of this section. The signature of the purchaser upon this form is prima facie evidence that the documents required in subsection (1) were received and understood by the purchaser.
- (4) Promptly after recording a master deed for a condominium project containing a business condominium unit, the developer shall provide to a prospective purchaser of a business condominium unit a copy of the recorded master deed for the project.
- (5) With regard to any documents required under this section, a developer shall not make an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made, in the light of the circumstances under which they were made, not misleading.

- (6) The developer promptly shall amend a document required under this section to reflect any material change or to correct any omission in the document.
- (7) In addition to other liabilities and penalties, a developer who violates this section is subject to section 115.

Joyce & Don, LLC