

# TIC AGREEMENT OUTLINE

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**I. Review of building and address**

**II. Definitions**

- a. Appraised Value, Base Percentage
- b. Common Areas and Use Of
- c. Emergencies
- d. Government Regulations
- e. Monthly Costs, Group Costs
- f. Notices, Occupants, Parties
- g. Percentages: Value, Shared Debt, Shared Mortgage
- h. Unit
- i. Utilities

**III. Organizational Matters**

- a. Undivided Percentage Ownership
- b. Partnership Not Intended
- c. Subdivision Not Intended
- d. Cotenancy Shares and Cotenants
- e. No Severance of Interests
- f. Allocations

**IV. Possessory and Income Rights**

- a. Assignment of Units and Use of Common Areas
- b. Restrictions on Evictions
- c. Rentals
- d. Exceptions

**V. Expense and Reserve Obligations**

- a. Base Percentages
- b. Expense Allocation
  - i. Mortgage, Property Tax, Insurance, Maintenance
  - ii. Repairs/Improvements
  - iii. Utilities, Condo Conversion Costs
  - iv. Method of Payment
- c. Default Fund

**VI. Assessments and Accounts**

- a. Operating Budget
- b. Regular Monthly Assessments
- c. Special Assessments
- d. Operating Account

**VII. Management**

- a. Repair
- b. Accounts
- c. Ability to Act/Compensation For

**VIII. Cotenant Maintenance and Alterations**

- a. Individual Responsibility
  - i. Assigned Unit
  - ii. Common Area
  - iii. Damages
  - iv. Failure to Maintain
- b. Alterations
  - i. To Unit
  - ii. Common Area
- c. Merging of Units
- d. Window Coverings
- e. TIC Approval of Alterations

**IX. Usage Covenants and Restrictions**

- a. Unit
- b. Occupancy Limitations
- c. Garage
- d. Nuisance
- e. Pets
- f. Garbage Disposal
- g. Storage
- h. Smoking

**X. Condo Conversion**

- a. Agreement To
- b. Requirements
- c. Condo Distribution
- d. Post Conversion Restrictions and Requirements
- e. Financing Following Condo Conversion

**XI. Transfers of TIC Interest**

- a. General Restrictions
- b. Lender Approval
- c. Unrestricted
- d. Transfers
  - i. Notice of Intended Sale
  - ii. Initial Right to Purchase
  - iii. Transferee Rights
- e. Right to Purchase on Death and Conservatorship
- f. Costs of Transfer
- g. Party Wills

**XII. Financing and Encumbrances**

**XIII. Insurance**

**XIV. Distribution Events**

- a. Catastrophic Damage
- b. Condemnation
- c. Partition
- d. Sale of Entire Property

**XV. Decision-making, Dispute Resolution and Default**

- a. Voting
- b. Mediation
- c. Arbitration
- d. Foreclosure
- e. Eviction

**XVI. General Provisions**

- a. Appraised Value
- b. Notices
- c. Effective Date and Termination of Agreement
- d. Transferees and Successors
- e. Marriage or Remarriage of Party
- f. Vacancy Upon Sale
- g. Indemnity
- h. Amendments
- i. Attorney Fees
- j. Refinancing Distribution

**XVII. Partner Share Breakdown**