Form 27 Condominium Resale Certificate Rev. 2/17 Page 1 of 4 ©Copyright 2017 Northwest Multiple Listing Service ALL RIGHTS RESERVED

#### **CONDOMINIUM RESALE CERTIFICATE**

	Buyer's Initials Date Buyer's Initials Date Seller's Initials Date Date
	□ Other: (describe):
5.	FEES. The following fees are payable by unit owners: ☐ fines for violation of rules; ☐ late payments; ☐ move-in; ☐ resale certificate; ☐ record copying; ☐ parking; ☐ storage; ☐ rental of units; ☐ use of common facilities (describe):
	□ none; □ totaling \$
	are bills or other obligations of theassociation which are past due over 30 days, as follows:
4.	DELINQUENT ASSOCIATION OBLIGATIONS. As of (must be a date within the past 45 days) there
3.	DELINQUENT ASSESSMENTS RECEIVABLE. As of (must be a date within the past 45 days) there are monthly assessments and/or special assessments against units in the association that are past due over 30 days, as follows: □ none; □ totaling \$
	(d) In addition to the monthly and special assessments in 2b & c above, \$ is past due and unpaid against the unit for (describe):
	balance is payable per 🗆 month 🔾 other (describe):
	(c) There are special assessments levied against the unit totaling \$, of which \$ is past due, and the
	(b) Past due and unpaid monthly common expense assessments against the unit total \$
2.	ASSESSMENT (a) The current monthly common expense assessment for the unit is \$
1.	RIGHT OF FIRST REFUSAL/RESTRAINT ON ALIENATION. There $\square$ is; $\square$ is not a right of first refusal or other restraint on sale of the unit. If there is, it is set forth: $\square$ in section(s) of the attached declaration; or $\square$ other (describe):
	e information furnished is based on the books and records of the association and the actual knowledge of the preparer. Neither association nor the preparer warrants the accuracy of this information, and neither assumes any obligation to update it.
act our	buyer is not liable for any unpaid assessment or fee against the unit greater than the amount set forth below, unless the buyer had used knowledge of a greater amount or the amount was assessed after the date of this certificate. A unit owner is not liable to a richaser for the failure or delay of the association to provide the certificate in a timely manner, but the purchaser's contract is voidable the purchaser until the certificate has been provided and for five days thereafter or until conveyance, whichever occurs first.
oe uni	prepared by the real estate broker. The preparer must answer each question and attach every exhibit listed. The preparer and it owner must sign this certificate. If there is insufficient space below to fully answer any question, or there is additional ormation which would affect any answer, the preparer should include this in Section 17 (Remarks).
ns	structions: This form or a statutory equivalent must be prepared by the association, its officer, or its authorized agent. It cannot
	Buyer: Buyer Buyer
	In the:Condominium
	Unit No.

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## CONDOMINIUM RESALE CERTIFICATE Continued

6.	ANTICIPATED REPAIRS OR REPLACEMENT COSTS.	44		
<b>U</b> .	(a) There □ are; □ are not anticipated repair or replacement costs in excess of 5% of the annual budget of the association			
	that have been approved by the board of directors.	46		
	If there are, the amount is \$	_ 47		
	(b) The association has cash reserves for repairs and/or replacements, as follows:	48		
	□ none; □ \$ If a dollar amount is filled in, then □ none; □ \$	. 49		
	of those reserves has been designated by the association for the following projects (describe):	50		
		51 52		
7.	JUDGMENTS AND SUITS. There are unsatisfied judgments against the Association, as follows:	53		
	□ none; □ totaling \$	_ 54		
8.	<b>PENDING SUITS</b> . There are pending suits or legal proceedings in which the association is a party: □ none; □ as follows (state parties, nature of the suit(s), amounts claimed, and the status of the suit):			
		57		
		58		
9.	ALTERATIONS OR IMPROVEMENTS THAT VIOLATE THE DECLARATION. There $\Box$ are; $\Box$ are not any alterations improvements to the unit or to the limited common elements assigned to the unit that violate the declaration. If there are please describe:			
		62		
		63		
10.	DECLARANT UNITS/OCCUPANCY.	64		
	(a) There are units in the association that are owned by the declarant/developer.	65		
	(b) The declarant/developer □ transferred control of the association to the unit owners on; □ has not transferred control of the association.			
	(c) Of the total number of units in the association, are principal residences of the owners;	68		
	are second or recreational homes; are rented; and are vacant.	69		
	(d) There  is; is not any one person or entity that owns more than 10% of the total units in the association. If there are the owners' names and the number of units they own are:			
		72 73 74		
11.	CODE VIOLATIONS. The unit, the limited common elements assigned to the unit, or any other portion of the condominium of the con			
	☐ do; ☑ do not violate health or building codes. If there are any violations, please describe:	76		
		77 78		
		79		
	Ruver's Initials Date Ruver's Initials Date Seller's Initials Da	_		

Buyer's Initials

Date

Buyer's Initials

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### CONDOMINIUM RESALE CERTIFICATE

Continued

	•	The title of the unit is held in ☐ fee simple; ☐ leasehold.	81
(	(h)		01
	(0)	There is; is not any leasehold estate affecting the association. If there is, please describe (including any extension or renewal provisions thereof):	82 83
		·	84
			85 86
		ANCING APPROVAL. The condominium has been approved for financing by (check as appropriate):   FNMA; HLMC;  VA;  FHA.	87 88
14.	INS	URANCE.	89
1	(a)	The insurance agent for the association's master policy is:	90
		Name:	91
		Address:	92
		Phone:	93
1	(b)	Describe any insurance coverage the association provides for the benefit of unit owners (e.g. apartment furnishings, cabinets, appliances, water leaking from the unit into another unit, etc.).	94 95
			96 97
			-
		RRANTIES AND WARRANTY CLAIMS.	98
	• •	The units □ are; □ are not covered by a qualified warranty.	99
		The common elements □ are; □ are not covered by a qualified warranty.	100
	(c)	Claims \( \sigma\) have; \( \sigma\) have not been made under the warranty. If claims have been made, for each, please describe:	101
		(i) The type of claim that was made; (ii) The resolution of the claim;	102 103
		(iii) The type of repair performed;	104
		(iv) The date of the repair; (v) The cost of the repair; and	105
		(vi) The name of the person or entity who performed the repair.	106 107
16.	EXI	IIBITS. The following exhibits must be attached:	108
		Condominium declaration, and any amendments thereto, showing recording numbers.	109
		Condominium bylaws, and any amendments thereto.	110
		Condominium rules and regulations, and any amendments thereto.	111
	• •	Annual financial statement of the association, including the audit report if it has been prepared, for the year immediately	112
		preceding the current year.	113
	(e)	A balance sheet and revenue and expense statement of the association, prepared on an accrual basis, which shall be current to within 120 days.	114 115
	<b>(f)</b>	Current operating budget of the association.	116
	(g)	Association current reserve study. Check the box that applies:	117
		(i) The association's current reserve study is attached.	118
		(ii) This association does not have a current reserve study. The lack of a current reserve study poses certain risks to you, the purchaser. Insufficient reserves may, under some circumstances, require you to pay on demand as	119 120
		a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a common element.	121 122

Date

Seller's Initials

Date

Seller's Initials

Date

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#### CONDOMINIUM RESALE CERTIFICATE

I acknowledge receipt of the above Re	sale Certificate, including e	ach of the exhibits listed.	15			
Note: Buyer understands that the real estate broker(s), if any, has not researched this information and is not qualifi on or interpret it. Buyer should seek independent legal, financial and/or other professional counsel with any concerns.						
		Unit Owner/Seller				
			_ 15			
I certify under penalty of perjury that, to	the best of my knowledge	and belief, the foregoing is true and correct.	150			
Association		Preparer				
I certify under penalty of perjury that I a authorized to make this certificate on b correct.	am theehalf of the association. To	of the association. I at the best of my knowledge and belief, the foregoing is true at By	m 146 nd 147 146			
Date:			14			
			142 143 144			
			128 129 130 131 132 133 135 136 137 138 140			
	<b>,</b>	,	125 126 127			
		ed to complete any answers and/or to provide any addition s. If more space is needed, add additional sheets).	al 123 124			