COMMON INTEREST COMMUNITY (RCW 64.90) RESALE CERTIFICATE

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Unit Num	ber/Address:		- 1
Common	2		
Buyer:			. 3
	Buyer	Buyer	

Instructions: This form or a statutory equivalent must be prepared by the association's officer or its authorized agent. It cannot be prepared by the real estate broker. The preparer must answer each question and attach every exhibit listed. The preparer must sign this certificate. If there is insufficient space to fully answer any question, or there is additional information which would affect any answer, the preparer should include the additional information in Section 20 (Remarks). 7

A purchaser is not liable for any unpaid assessment or fee greater than the amount set forth below. A unit owner is not liable to a purchaser for the failure or delay of the association to provide the certificate in a timely manner, but the purchase contract is voidable by the purchaser until the certificate has been provided and for five days thereafter or until conveyance, whichever occurs first. 10

The information furnished is based on the books and records of the association and the actual knowledge of the preparer.

 RIGHT OF FIRST REFUSAL/RESTRAINT ON ALIENATION. There □ is; □ is not a right of first refusal or other restraint on the free alienability of the unit contained in the declaration. If there is, please describe: 13

2.	ASSESSMENT (a) The assessment currently due for the unit is \$
	(b) Past due and unpaid monthly assessments against the unit total \$
	(c) There are special assessments levied against the unit totaling \$, of which \$ is past due, and the balance is payable per □ month; □ other (describe):
3.	DELINQUENT ASSESSMENTS . As of (must be a date within the past 45 days) there are assessments against units in the association that are past due over 30 days:
4.	DELINQUENT ASSOCIATION OBLIGATIONS . As of (must be a date within the past 45 days) there are monetary obligations of the association which are past due over 30 days:
5.	FEES . The following fees are payable to the association by unit owners: ☐ fines for violation of rules; ☐ late payments; ☐ move- in; ☐ move-out; ☐ resale certificate; ☐ record copying; ☐ parking; ☐ storage; ☐ rental of units; ☐ use of common facilities (describe):
	□ Other (describe):
6.	ANTICIPATED EXPENDITURE, REPAIRS, OR REPLACEMENT COST.
	(a) There are; are not any reasonably anticipated expenditure, repair, or replacement cost in excess of 5% of the board approved annual budget of the association, regardless of whether the unit owners are entitled to approve such cost.
	If there are, the amount is \$

COMMON INTEREST COMMUNITY (RCW 64.90)

	. 7/18 ALL RIGHTS RESERVED e 2 of 4 Continued
7.	RESERVE STUDY. The association \Box does; \Box does not have a reserve study prepared in accordance with RCW 64.90.
8.	UNSATISFIED JUDGMENTS AND LEGAL ACTIONS. There are unsatisfied judgments against the association, as follows:
	There are legal actions in which the association is a party or claimant: \Box none; \Box as follows (state parties, nature of the claims(s), amounts claimed, and the status of the claim):
9.	INSURANCE.
	(a) The insurance broker or agent for the association's insurance policy is: Name:
	Address:
	Phone: E-mail:
	(b) Describe any insurance coverage carried by the association:
10.	EXISTING USES, ALTERATIONS, OR IMPROVEMENTS . The board \Box has; \Box has not given or received notice in a record that any existing uses, occupancies, alterations, or improvements in or to the seller's unit or to the limited common elements allocated to that unit violate any provision of the governing documents. If there are, please describe:
11.	DECLARANT.
	(a) There are units in the association that are owned by the declarant.
	(b) The declarant □ transferred control of the association to the unit owners on; □ has not transferred control of the association.
12.	ENVIRONMENTAL, HEALTH, AND BUILDING CODE . The board \Box has; \Box has not received notice in a record from a governmental agency of any violation of environmental, health, or building codes with respect to the seller's unit, to the limited common elements allocated to that unit, or any other portion of the common interest community that has not been cured. If there are, please describe:
13.	LEASEHOLD ESTATE. There is; is not any leasehold estate affecting the common interest community. If there is, please describe (including any extension or renewal provisions thereof):
14.	RESTRICTIONS ON AMOUNTS UPON SALE . There \Box are; \Box are not any restrictions in the declaration affecting the amount that may be received by a unit owner upon sale. If there are, please describe:

COMMON INTEREST COMMUNITY (RCW 64.90) RESALE CERTIFICATE

Continued

15.	PENDING SALE OR ENCUMBRANCE OF COMMON ELEMENTS . There \Box are; \Box are not any pending sale or encumbrance of common elements. If there are, please describe:		
			81 82
16. RESTRICTIONS ON USE, OCCUPANCY, AND LEASE. There \Box are; \Box are not any restrictions on the owner's right to occupy the unit or to lease the unit to another person. If there are, please describe:			83 84
			85 86 87
18.	WA	RRANTIES AND WARRANTY CLAIMS.	88
	(a)	The units 🗖 are; 🗖 are not covered by a qualified warranty.	89
	(b)	The common elements 🖵 are; 🖵 are not covered by a qualified warranty.	90
	(C)	Claims 🗅 have; 🗅 have not been made under the warranty. If claims have been made, for each, please describe:	91
		 (i) The type of claim that was made; (ii) The resolution of the claim; (iii) The type of repair performed; (iv) The date of the repair; (v) The cost of the repair; and (vi) The name of the person or entity who performed the repair. 	92 93 94 95 96 97
17.		E RESTRICTIONS. There are; are not any age-related occupancy restrictions affecting the common interest community. here are, please describe:	98 99 100 101
19.	EXI	HIBITS. The following exhibits must be attached:	102
	(a)	Declaration, and any amendments thereto, and the organizational documents.	103
	(b)	Association rules and regulations, and any amendments thereto.	104
	(c)	Minutes of board meetings and association meetings for the last 12 months.	105
	(d)	Annual financial statement of the association, including the audit report if it has been prepared, for the year immediately preceding the current year.	106 107
	(e)	The most recent balance sheet and revenue and expense statement, if any, of the association.	108
	(f)	Current operating budget of the association.	109
	(g)	In a cooperative, an accountant's statement, if any was prepared, as to the deductibility for federal income tax purposes by the unit owner of real estate taxes and interest paid by the association.	110 111
	(h)	Association current reserve study. Check the box that applies:	112
		 (i) The association's current reserve study is attached. (ii) This association does not have a current reserve study. The lack of a current reserve study poses certain risks to 	113 114
		you, the purchaser. Insufficient reserves may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a common element.	115 116 117

COMMON INTEREST COMMUNITY (RCW 64.90) RESALE CERTIFICATE

Continued

20. REMARKS. (The preparer should use the following space to complete any answers and/or to provide any additional information which affect the answers to the above questions. If more space is needed, add additional sheets).

Date: I certify under penalty of perjury that I am the of the association. I am authorized to make this certificate on behalf of the association. To the best of my knowledge and belief, the foregoing is true and correct. By_ Preparer

Association

Note: Buyer understands that the real estate broker(s), if any, has not researched this information and is not qualified to advise on or interpret it. Buyer should seek independent legal, financial and/or other professional counsel with any questions or concerns.

I acknowledge receipt of the above Resale Certificate, including each of the exhibits listed.