



**COMMON INTEREST COMMUNITY (RCW 64.90)  
RESALE CERTIFICATE**

*Continued*

7. **RESERVE STUDY.** The association  does;  does not have a reserve study prepared in accordance with RCW 64.90. 39
8. **UNSATISFIED JUDGMENTS AND LEGAL ACTIONS.** There are unsatisfied judgments against the association, as follows: 40  
 none;  totaling \$ \_\_\_\_\_ 41  
There are legal actions in which the association is a party or claimant:  none;  as follows (state parties, nature of the claims(s), 42  
amounts claimed, and the status of the claim): 43  
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9. **INSURANCE.** 46  
(a) The insurance broker or agent for the association's insurance policy is: 47  
Name: \_\_\_\_\_ 48  
Address: \_\_\_\_\_ 49  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_ 50  
(b) Describe any insurance coverage carried by the association: 51  
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10. **EXISTING USES, ALTERATIONS, OR IMPROVEMENTS.** The board  has;  has not given or received notice in a record 54  
that any existing uses, occupancies, alterations, or improvements in or to the seller's unit or to the limited common elements 55  
allocated to that unit violate any provision of the governing documents. If there are, please describe: 56  
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11. **DECLARANT.** 59  
(a) There are \_\_\_\_\_ units in the association that are owned by the declarant. 60  
(b) The declarant  transferred control of the association to the unit owners on \_\_\_\_\_;  has not 61  
transferred control of the association. 62
12. **ENVIRONMENTAL, HEALTH, AND BUILDING CODE.** The board  has;  has not received notice in a record from a 63  
governmental agency of any violation of environmental, health, or building codes with respect to the seller's unit, to the limited 64  
common elements allocated to that unit, or any other portion of the common interest community that has not been cured. If there 65  
are, please describe: 66  
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13. **LEASEHOLD ESTATE.** There  is;  is not any leasehold estate affecting the common interest community. If there is, please 69  
describe (including any extension or renewal provisions thereof): 70  
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14. **RESTRICTIONS ON AMOUNTS UPON SALE.** There  are;  are not any restrictions in the declaration affecting the amount 74  
that may be received by a unit owner upon sale. If there are, please describe: 75  
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*Continued*

<b>15. PENDING SALE OR ENCUMBRANCE OF COMMON ELEMENTS.</b> There <input type="checkbox"/> are; <input type="checkbox"/> are not any pending sale or encumbrance of common elements. If there are, please describe:	79 80 81 82
<b>16. RESTRICTIONS ON USE, OCCUPANCY, AND LEASE.</b> There <input type="checkbox"/> are; <input type="checkbox"/> are not any restrictions on the owner's right to use or occupy the unit or to lease the unit to another person. If there are, please describe:	83 84 85 86 87
<b>18. WARRANTIES AND WARRANTY CLAIMS.</b>	88
(a) The units <input type="checkbox"/> are; <input type="checkbox"/> are not covered by a qualified warranty.	89
(b) The common elements <input type="checkbox"/> are; <input type="checkbox"/> are not covered by a qualified warranty.	90
(c) Claims <input type="checkbox"/> have; <input type="checkbox"/> 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;	92
(ii) The resolution of the claim;	93
(iii) The type of repair performed;	94
(iv) The date of the repair;	95
(v) The cost of the repair; and	96
(vi) The name of the person or entity who performed the repair.	97
<b>17. AGE RESTRICTIONS.</b> There <input type="checkbox"/> are; <input type="checkbox"/> are not any age-related occupancy restrictions affecting the common interest community. If there are, please describe:	98 99 100 101
<b>19. EXHIBITS.</b> 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) <input type="checkbox"/> The association's current reserve study is attached.	113
(ii) <input type="checkbox"/> 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 a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a common element.	114 115 116 117

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*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). 118  
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Date: \_\_\_\_\_ 151

I certify under penalty of perjury that I am the \_\_\_\_\_ of the association. I am 152  
authorized to make this certificate on behalf of the association. To the best of my knowledge and belief, the foregoing is true and 153  
correct. 154

\_\_\_\_\_ By \_\_\_\_\_ 155  
Association Preparer

*Note: Buyer understands that the real estate broker(s), if any, has not researched this information and is not qualified to advise on 156  
or interpret it. Buyer should seek independent legal, financial and/or other professional counsel with any questions or 157  
concerns. 158*

I acknowledge receipt of the above Resale Certificate, including each of the exhibits listed. 159

\_\_\_\_\_ 160  
Buyer Date Buyer Date