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## **CONDOMINIUM RESALE CERTIFICATE**

	Unit No.						1
					Co	ondominium	2
	Buyer:						
	Buyer			Buyer			· ·
be uni	prepared by the real estate bro t owner must sign this certific	statutory equivalent must be prepared by the association, its officer, or its authorized agent. It cannot to the broker. The preparer must answer each question and attach every exhibit listed. The preparer and 5 certificate. If there is insufficient space below to fully answer any question, or there is additional at any answer, the preparer should include this in Section 17 (Remarks).  To apply a season of the preparer should include this in Section 17 (Remarks).  Impaid assessment or fee against the unit greater than the amount set forth below, unless the buyer had a ramount or the amount was assessed after the date of this certificate. A unit owner is not liable to a lay of the association to provide the certificate in a timely manner, but the purchaser's contract is voidable 10 (floate has been provided and for five days thereafter or until conveyance, whichever occurs first.  11 based on the books and records of the association and the actual knowledge of the preparer. Neither 12 rer warrants the accuracy of this information, and neither assumes any obligation to update it.  12 provided the preparer and 13 provided in the preparer of the preparer of the preparer of the rewarrants the accuracy of this information, and neither assumes any obligation to update it.  13 provided the preparer and 14 provided in the preparer of the preparer of the preparer of the rewarrants the accuracy of this information, and neither assumes any obligation to update it.  14 provided and records of the association and the actual knowledge of the preparer. Neither 15 preparer.					
act pur	ual knowledge of a greater amo chaser for the failure or delay of	unt or the amount was the association to provi	s assessed de the certit	after the date of icate in a timely m	this certificate. <i>I</i> nanner, but the p	A unit owner is not ourchaser's contract	liable to a 9 is voidable 10
1.		t. If there is, it is s					ached 15
2.	ASSESSMENT (a) The current monthly comr	non expense assessm	ent for the เ	unit is \$			19 20
	(b) Past due and unpaid mon	thly common expense	assessmen	ts against the uni	t total \$		21
				ng \$,	of which \$	is past du	
							25
	(d) In addition to the monthly unit for (describe):	and special assessme	nts in 2b &	c above, \$	is past du	ıe and unpaid again	28
3.	45 days) there are monthly	assessments and/or s	special ass	essments agains	t units in the a	ssociation that are	past due 32
4.	DELINQUENT ASSOCIATION	I OBLIGATIONS. As o	of	(1	must be a date	within the past 45 da	avs) there 34
5.							□ resale 37
	☐ Other: (describe):						41
	Buyer's Initials Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

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6.	ANTICIPATED REPAIRS OR REPLACEMENT COSTS.	44
	(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.	4: 40
	If there are, the amount is \$	4
	(b) The association has cash reserves for repairs and/or replacements, as follows:	4
	□ none; □ \$ If a dollar amount is filled in, then □ none; □ \$	4
	of those reserves has been designated by the association for the following projects (describe):	5
		5 5
7.	JUDGMENTS AND SUITS. There are unsatisfied judgments against the Association, as follows:	50
	□ none; □ totaling \$	54
8.	<b>PENDING SUITS</b> . There are pending suits or legal proceedings in which the association is a party: $\square$ none; $\square$ as follows (state parties, nature of the suit(s), amounts claimed, and the status of the suit):	55 56
		57 58
9.	<b>ALTERATIONS OR IMPROVEMENTS THAT VIOLATE THE DECLARATION</b> . There $\square$ are; $\square$ are not any alterations or 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 64
	(a) There are units in the association that are owned by the declarant/developer.	O
	(b) The declarant/developer □ transferred control of the association to the unit owners on; □ has not transferred control of the association;	66 67
	(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:	7( 7
		72 73 74
11.	CODE VIOLATIONS. The unit, the limited common elements assigned to the unit, or any other portion of the condominium	7!
	□ do; □ do not violate health or building codes. If there are any violations, please describe:	76
		78 78 79
	Buver's Initials Date Buver's Initials Date Seller's Initials Date Seller's Initials Date	

Buyer's Initials

Buyer's Initials

Date

Seller's Initials

Date

Seller's Initials

Date

Date

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## **CONDOMINIUM RESALE CERTIFICATE**

Continued

	80				
itle of the unit is held in  □ fee simple;  □ leasehold.	81				
e $\Box$ is; $\Box$ is not any leasehold estate affecting the association. If there is, please describe (including any extenewal provisions thereof):	ension 82 83				
	84				
	85 86				
<b>NG APPROVAL.</b> The condominium has been approved for financing by (check as appropriate): $\Box$ FC; $\Box$ VA; $\Box$ FHA.	FNMA; 87 88				
INSURANCE.					
nsurance agent for the association's master policy is:	90				
e:					
ess:					
e:	93				
ribe any insurance coverage the association provides for the benefit of unit owners (e.g. apartment furnisl ets, appliances, water leaking from the unit into another unit, etc.).	hings, 94 95				
	96				
	97				
ITIES AND WARRANTY CLAIMS.	98				
units □ are; □ are not covered by a qualified warranty.	99				
common elements □ are; □ are not covered by a qualified warranty.	100				
ns 🗆 have; 🗅 have not been made under the warranty. If claims have been made, for each, please describe:	101				
The type of claim that was made;	102				
Γhe resolution of the claim; Γhe type of repair performed;	103 104				
The date of the repair;	105				
Fhe cost of the repair; and The name of the person or entity who performed the repair.	106 107				
no name et ale person et enal, une personnea ale repaire	107				
3. The following exhibits must be attached:	108				
ominium declaration, and any amendments thereto, showing recording numbers.	109				
) Condominium bylaws, and any amendments thereto.					
ominium rules and regulations, and any amendments thereto.	111				
al financial statement of the association, including the audit report if it has been prepared, for the year immedia eding the current year.	iately 112 113				
ance sheet and revenue and expense statement of the association, prepared on an accrual basis, which shant to within 120 days.	all be 114 115				
ent operating budget of the association.	116				
ciation current reserve study. Check the box that applies:	117				
The association's current reserve study is attached.	118				
This association does not have a current reserve study. The lack of a current reserve study poses certain					
to you, the purchaser. Insufficient reserves may, under some circumstances, require you to pay on deman a special assessment your share of common expenses for the cost of major maintenance, repair replacement of a common element.					
<ul> <li>The association's current reserve study is attached.</li> <li>This association does not have a current reserve study. The lack of a current reserve st to you, the purchaser. Insufficient reserves may, under some circumstances, require yo a special assessment your share of common expenses for the cost of major major major.</li> </ul>	u to pay on demar				

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Continued

Buyer	Date	Buyer	 Date
<u> </u>	,	- <del></del> -	1
	ould seek independent legal, fin	s not researched this information and is in ancial and/or other professional counsel ch of the exhibits listed.	with any questions or 1 1
		Unit Owner/Seller	
		Unit Owner/Seller	1
I certify under penalty of perjury th	at, to the best of my knowledge a	and belief, the foregoing is true and correc	t. 1
Associa	ition	Preparer	-
		Ву	1
I certify under penalty of perjury th authorized to make this certificate correct.	at I am the on behalf of the association. To	the best of my knowledge and belief, the	f the association. I am foregoing is true and 1
Date:			1
			1 1 1 1 1
			1 1 1 1 1 1 1 1 1
			1
information which will affect th	hould use the following space e answers to the above question	to complete any answers and/or to pas. If more space is needed, add additiona	rovide any additional 1 l sheets). 1