Condominium Resale Certificate

(To be furnished by unit owner to Buyer before execution of any contract for sale or before conveyance of a unit)

This Condominium Resale Certificate concerning Condominium Unit ___________, (the “Unit”) in Building ___________, of ____________________________, a condominium project, located at ______________________________, City of ________________, County, Missouri, is provided on behalf of the condominium owners association (the “Association”) by the Association’s governing body (the “Board”).

A. The Association □ does □ does not have a right of first refusal or other restraint on the free alienability of the Unit. If a right of first refusal or other restraint on the free alienability exists, see section(s) ________________ of the declaration of condominium applicable to the Unit (the “Declaration”).

B. The monthly common expense assessment for the Unit is $________ per month. The Association □ has □ has not approved an increase in such assessment. If an increase has been approved, the new assessment will be $________ per month and the effective date will be ________________, 20 ___.

C. There □ is □ is not a common expense or special assessment due and unpaid by the current Unit owner(s) to the Association. If so, the amount of any unpaid common expense or special assessment currently due and payable is $________ and is for ________________.

D. Other fees are □ are not payable by the Unit owners. If so, the amount is $_________ and is payable to ________________________________.

E. There □ are □ are not any capital expenditures anticipated by the Association for the current and two next succeeding fiscal years. If so, the amount is $________ for the current year, and $________ for the two next succeeding fiscal years, and is for ________________.

F. The amount of reserves for capital expenditures are $________ as of ________________, 20 ___, and $________ of the reserves has been allocated by the Association for specified projects.

G. The most recent regularly prepared balance sheet and income and expense statement, if any, of the Association are attached.

H. The current operating budget of the Association is attached.

I. There □ are □ are no unsatisfied judgments against the Association. If so, the nature and amount of the unsatisfied judgment is ________________ and the status of any pending suit is ____________________________.

J. The Association □ has □ has not purchased and provided insurance coverage for the benefit of the Unit owners. If so, a statement describing the coverage is attached.

K. The condominium project □ is □ is not on leased land. If so, the remaining term is ___________ years. A portion of the common element facilities □ is □ is not leased to others. If so, the remaining term is _________________. The provisions governing any extension or renewal of any leasehold estate affecting the condominium project are attached.

L. The Board □ has □ has no knowledge that any alterations or improvements to the Unit, or to the limited common element assigned to the Unit, violate any provisions of the Declaration. If so, they are ________________.
REQUIRED ATTACHMENTS:

1. A copy of the Declaration (other than the plats and plans)
2. The Bylaws
3. The Rules or Regulations
4. Most Recent Balance Sheet and Income and Expense Statement, if any, of the Association.

The undersigned Buyer(s) acknowledges receipt hereof from Unit Owner:

Information hereby provided and included by:

(Name of Condominium Owners Association)

By ________________________________

Printed Name: ________________________________

Title: ________________________________

Date: ________________________________

(Buyer's mailing address)

(Buyer's mailing address)

E-Mail: ________________________________

Phone Number: ________________________________

E-Mail: ________________________________

Phone Number: ________________________________

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