



# Condominium Resale Certificate

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

1 This Condominium Resale Certificate concerning Condominium Unit \_\_\_\_\_, (the "Unit") in Building  
2 \_\_\_\_\_, of \_\_\_\_\_, a condominium project, located  
3 at \_\_\_\_\_ (Address),  
4 City of \_\_\_\_\_ County, Missouri, is provided on behalf of the  
5 condominium owners association (the "Association") by the Association's governing body (the "Board").

6 **A.** The Association  does  does not have a right of first refusal or other restraint on the free alienability of the  
7 Unit. If a right of first refusal or other restraint on the free alienability exists, see section(s) \_\_\_\_\_  
8 of the declaration of condominium applicable to the Unit (the "Declaration").

9 **B.** The monthly common expense assessment for the Unit is \$ \_\_\_\_\_ per month. The Association  has  
10  has not approved an increase in such assessment. If an increase has been approved, the new assessment  
11 will be \$ \_\_\_\_\_ per month and the effective date will be \_\_\_\_\_, 20 \_\_\_\_\_.

12 **C.** There  is  is not a common expense or special assessment due and unpaid by the current Unit owner(s)  
13 to the Association. If so, the amount of any unpaid common expense or special assessment currently due and  
14 payable is \$ \_\_\_\_\_ and is for \_\_\_\_\_.

15 **D.** Other fees  are  are not payable by the Unit owners. If so, the amount is \$ \_\_\_\_\_ and is for  
16 \_\_\_\_\_ and is payable to \_\_\_\_\_.

17 **E.** There  are  are not any capital expenditures anticipated by the Association for the current and two next  
18 succeeding fiscal years. If so, the amount is \$ \_\_\_\_\_ for the current year, and \$ \_\_\_\_\_ for the two  
19 next succeeding fiscal years, and is for \_\_\_\_\_.

20 **F.** The amount of reserves for capital expenditures are \$ \_\_\_\_\_ as of \_\_\_\_\_, 20 \_\_\_\_\_,  
21 and \$ \_\_\_\_\_ of the reserves has been allocated by the Association for specified projects.

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

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

25 **I.** There  are  are no unsatisfied judgments against the Association. If so, the nature and amount of the  
26 unsatisfied judgment is \_\_\_\_\_ and the status of  
27 any pending suit is \_\_\_\_\_.

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

30 **K.** The condominium project  is  is not on leased land. If so, the remaining term is \_\_\_\_\_ years.  
31 A portion of the common element facilities  is  is not leased to others. If so, the remaining term is  
32 \_\_\_\_\_ The provisions governing any extension or renewal of any  
33 leasehold estate affecting the condominium project are attached.

34 **L.** The Board  has  has no knowledge that any alterations or improvements to the Unit, or to the limited  
35 common element assigned to the Unit, violate any provisions of the Declaration. If so, they are \_\_\_\_\_  
36 \_\_\_\_\_

37 **REQUIRED ATTACHMENTS:**

- 38 **1. A copy of the Declaration**
- 39 **(other than the plats and plans)**
- 40 **2. The Bylaws**
- 41 **3. The Rules or Regulations**
- 42 **4. Most Recent Balance Sheet and Income**
- 43 **and Expense Statement, if any, of the**
- 44 **Association.**

- 5. Operating Budget**
- 6. Insurance Statement**
- 7. Leasehold Statement**

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

Information hereby provided and included by:

\_\_\_\_\_  
**(Name of Condominium Owners Association)**

47 **Buyer** \_\_\_\_\_

48 Printed Name: \_\_\_\_\_

49 Date: \_\_\_\_\_

50 **Buyer** \_\_\_\_\_

51 Printed Name: \_\_\_\_\_

52 Date: \_\_\_\_\_

53 \_\_\_\_\_

54 \_\_\_\_\_

55 (Buyer's mailing address)

56 E-Mail: \_\_\_\_\_

57 Phone Number: \_\_\_\_\_

By \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Condominium Association's mailing address)

E-Mail: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Certificate, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Certificate be made.

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