

Common Interest Community Resale Certification required by Title 25 Delaware Code section 81-4-109

Unit Owner (seller) is required to furnish to a buyer no later than time of signing Agreement of Sale.
This certification concerns the unit know as:
In the community of:

Information for All Common Interest Communities

1. Is there a right of first refusal or other restraint on the sale of the unit? Yes No (circle one)
2. How much are the common expense assessments? \$_____
When are they due? monthly/quarterly/annual (circle one)
3. Are there any unpaid regular common expense assessments for this unit? Yes No (circle one)
If so, how much? \$_____ Due when? (date) _____
4. Are there any special assessments due for this unit? Yes No (circle one)
If so, how much? \$_____ Due when? (date) _____
5. Are there any other fees payable by the owner of the unit being sold? Yes No (circle one)
If yes, what are they for _____ how much? \$_____
6. Are there any capital expenditures approved by the Association for the current and succeeding fiscal years? Yes No (circle one)
If so, for what _____
and how much \$_____ .
What amount of the capital expenditures are to be taken from the repair and replacement reserve?
None or \$_____.
7. Are there any unsatisfied judgments against the Association? Yes No (circle one)
If yes, how much? \$_____
8. Copies of the following documents are attached write "Yes" on line or if not available write "None"
 - a. _____ Declaration and Amendments (other than plots and plans)
 - b. _____ Bylaws
 - c. _____ Rules of the Association and any amendments
 - d. _____ Minutes for the Executive Board meeting for the preceding six months.
 - e. _____ The most recent regularly prepared balance sheet and income and expense statement, if any, of the Association.
 - f. _____ The most recent audit, review or any accountant's report on the Association balance sheet and income and expense statement.
 - g. _____ The current operating budget of the Association.
 - h. _____ Statement explaining the status of any pending lawsuits against the Association.
 - i. _____ Statement describing any insurance coverage provided for the benefit of unit owners.
 - j. _____ Statement describing any pending sale or encumbrance of common elements.

Additional Information for Condominiums or Cooperatives

9. What number of units are delinquent in the payment of common expenses?

Number _____

What is the total amount of delinquencies? \$ _____

10. What is the current balance in the repair and replacement reserve? \$ _____

11. How many units are not owner-occupied? _____

12. Has the Executive Board given or received written notice that any existing uses, occupancies, alterations or improvements in or to the unit or the limited common elements assigned to that unit violate any provisions of the Declaration? Yes No (circle one)

13. Has the Executive Board received written notice from a governmental agency of any violation of environment, health or building codes with respect to the unit, the limited common elements assigned thereto, or any other portion of the common interest community which has not been cured? Yes No (circle one)

14. What is the remaining term of any lease affecting the common interest community?

What are the provisions governing any extension or renewal of such lease?

15. Attach a copy of the most recent reserve study.

16. Attach 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.

This statement was completed by: _____(name) _____(title)

_____ (signature)

and is believed to be accurate as of the following date: _____ to comply with section 81-4-109 of the Common Interest Ownership Act.

A fee of \$ _____ is due to the association at the time of settlement for completing this information and must be mailed to: _____.

Received by Buyer:

Buyer

Date

Buyer

Date