

## **DUCIOA RESALE CERTIFICATION**

### **Common Interest Community Resale Certification Addendum to Listing Agreement**

This Notice concerns the property/unit known as: \_\_\_\_\_

In the community of: \_\_\_\_\_

Seller(s) is hereby advised that the sale of this property is subject to the requirements of the Delaware Uniform Common Interest Ownership Act (DUCIOA, Title 25, Delaware Code, Chapter 81).

As such, the Seller(s) understands that once an Agreement of Sale has been ratified on the property, Seller(s) is required, at Seller(s) expense and within 15 days of the ratification or as otherwise provided in the Agreement of Sale, to furnish to the Buyer(s) all documents and information required by DUCIOA Section 81 – 409 in a Resale Certification (hereinafter referred to as the “Certification”).

Seller(s) further understands that according to DUCIOA, the Buyer(s) will have 5 days to review and accept all the certification documents per the terms of the Agreement of Sale or to terminate the Agreement of Sale and receive a refund of all deposit money.

An alternative is to pay now to obtain a Certification to provide to potential buyers along with the Seller’s Disclosure of Real Property Condition Report. The Certification is good for 120 days. A buyer given the Certification before making an offer may not terminate the Agreement of Sale after signing because of something in the Certification. However, if a buyer is not found within 120 days, the Seller(s) may need to pay to update the Certification.

Please tell us how you would like to proceed.

\_\_\_\_\_ Wait until we have a ratified Agreement of Sale to obtain the Certification.

\_\_\_\_\_ Pay now to obtain the Certification which will be good for 120 days.

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Seller

Date

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Seller

Date