



# CONDOMINIUM RESALE CERTIFICATE

(Section 82.157, Texas Property Code)



Condominium Certificate concerning Condominium Unit \_\_\_\_\_, in Building \_\_\_\_\_, of \_\_\_\_\_, a condominium project, located at \_\_\_\_\_ (Address), City of \_\_\_\_\_, County of \_\_\_\_\_, Texas, on behalf of the condominium owners' association (the Association) by the Association's governing body (the Board).

A. The Declaration  does  does not contain a right of first refusal or other restraint that restricts the right to transfer the Unit. If a right of first refusal or other restraint exists, see Section \_\_\_\_\_ of the Declaration.

B. The periodic common expense assessment for the Unit is \$ \_\_\_\_\_ per \_\_\_\_\_.

C. There  is  is not a common expense or special assessment due and unpaid by the Seller to the Association. The total unpaid amount is \$ \_\_\_\_\_ and is for \_\_\_\_\_.

D. Other amounts  are  are not payable by Seller to the Association. The total unpaid amount is \$ \_\_\_\_\_ and is for \_\_\_\_\_.

E. Capital expenditures approved by the Association for the next 12 months are \$ \_\_\_\_\_.

F. Reserves for capital expenditures are \$ \_\_\_\_\_; of this amount \$ \_\_\_\_\_ has been designated for \_\_\_\_\_.

G. The current operating budget and balance sheet of the Association is attached.

H. The amount of unsatisfied judgments against the Association is \$ \_\_\_\_\_.

I. There  are  are not any suits pending against the Association. The nature of the suits is \_\_\_\_\_.

J. The Association  does  does not provide insurance coverage for the benefit of unit owners as per the attached summary from the Association's insurance agent.

K. The Board  has  has no knowledge that any [of] alterations or improvements to the Unit or to the limited common elements assigned to that [the] Unit [or any portion of the project that] violate [any provision of] the Declaration, by-laws, or [rules of the] Association rules. Known violations are: \_\_\_\_\_.

L. The Board  has  has not received notice from a governmental authority concerning violations of health or building codes with respect to the Unit, the limited common elements assigned to the Unit, or any other portion of the condominium [project]. Notices received are: \_\_\_\_\_.

M. The remaining term of any leasehold estate that affects the condominium is \_\_\_\_\_ and the provisions governing an extension or a renewal of the lease are: \_\_\_\_\_.

N. The Association's managing agent is \_\_\_\_\_ (Name of Agent)

\_\_\_\_\_ (Mailing Address)

\_\_\_\_\_ (Phone)

\_\_\_\_\_ (Fax)

\_\_\_\_\_ (E-mail Address)

(Address of Property)

O. Association fees resulting from the transfer of the unit described above:

Description	Paid To	Amount
_____	_____	_____
_____	_____	_____
_____	_____	_____

P. Required contribution, if any, to the capital reserves account \$\_\_\_\_\_.

REQUIRED ATTACHMENTS:

- 1. Operating Budget
- 2. Insurance Summary
- 3. Balance Sheet

**NOTICE: The Certificate must be prepared no more than three months before the date it is delivered to Buyer.**

Name of Association

By: \_\_\_\_\_

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

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

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

Mailing Address: \_\_\_\_\_

E-mail: \_\_\_\_\_



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