



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 alterations or improvements to the Unit or to the limited common elements assigned to that Unit violate the Declaration, by-laws, or 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. 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: _____



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 32-5. This form replaces TREC No. 32-4.