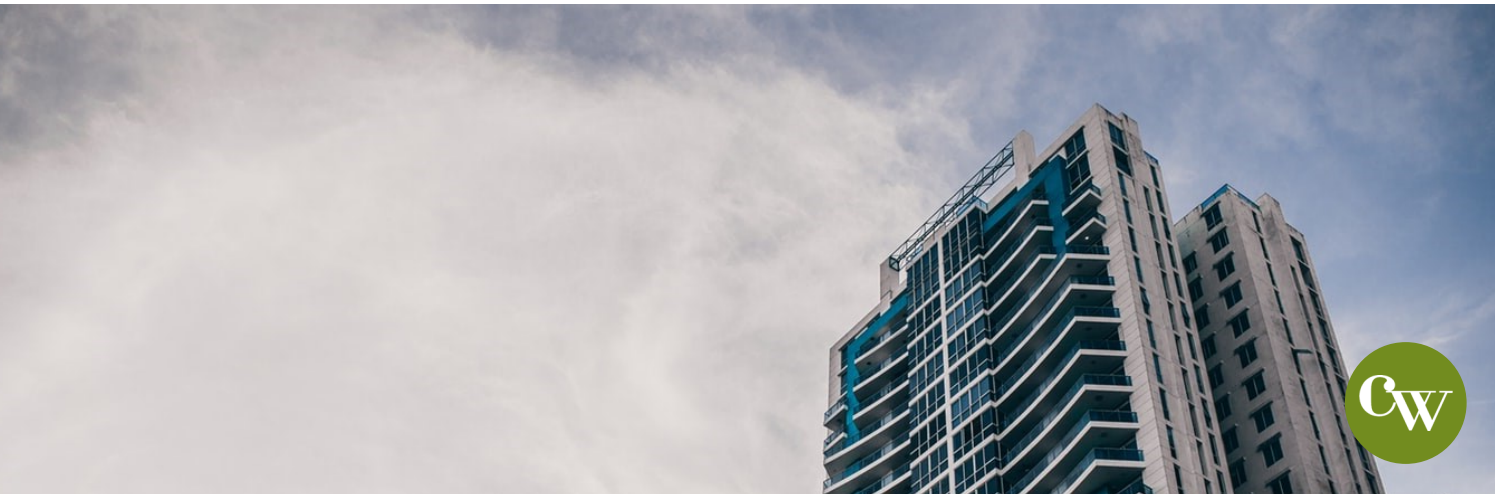


THE CONDOMINIUM RESALE CERTIFICATE



To protect the buyer, Washington state law (RCW 64.34.425) requires the seller of a condominium to pay for, and furnish the buyer with, a detailed disclosure called the Condominium Resale Certificate. This certificate is provided by the Homeowner Association (HOA) or the association's management company. The certificate is a collection of documents that together provide the buyer with everything they need to know about the governing and finances of the property and the building itself, in order to make a sound purchasing decision.

Upon the buyer's receipt of the resale certificate, the clock starts ticking and the buyer has five days to review the certificate. This is the time for any questions or concerns to be addressed. If this is not done to the buyer's satisfaction, the transaction can be terminated (and state law allows for full recovery of earnest money).

We encourage you to be in touch with the listing agent early in the process to ensure that the resale certificate has been requested and to avoid any delays. Many lenders will not approve a loan without a resale certificate, and some lenders may require information from the HOA that's not included on the following list.

The resale certificate must be provided within 10 days of the seller's request to the HOA. It can include, but is not limited to, the following:

- Community rules, bylaws and CC&Rs
- Expected association dues and fees, late charges, penalties, due dates, and any fees that may be due connected to the resale of the condo.
- Is the seller up to date or behind on payments? (Escrow needs to know for payoff at closing.)
- The condo's financial health, annual operating budget, last year's audit report, and if there are any liens on the property
- The building's condition, any health or building code violations or anticipated repairs
- Results of reserve studies that have been conducted
- Association meeting minutes and complaints
- Any litigation involving the property (plaintiff or defendant)
- Insurance coverage, which may include level of liability
- Warranty for the condominium (if there is one) and information about any claims made under the warranty

Note: The condominium resale certificate requirement doesn't apply to new construction and condo conversions. These properties require a public offering statement.

Connect with CW Title to get answers to all of your title and escrow questions!
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