

CONDOMINIUM SELLER'S CERTIFICATE

IMPORTANT NOTICE: This information is current to the date of issuance.

Condominium Certificate concerning Condominium Unit _____, in Building _____, of _____, a condominium project, located at _____ (Address), City of, _____, County of, _____, Kentucky, 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 monthly common expense assessment for the Unit is \$ _____ per _____.
- C. There is is not a common expense, emergency assessment, or special assessment due and unpaid by the Seller to the Association. The total unpaid amount is \$ _____ and is for _____.
- D. Other fee amounts are are not payable by Seller to the Association. The total unpaid amount is \$ _____ and is for _____.
- E. Capital expenditures anticipated by the Association for the current, and if known, next two (2) fiscal years are \$ _____.
- F. Reserves for capital expenditures are \$ _____; of this amount \$ _____ has been designated for _____.
- G. Attached are the current operating budget of the Association and most recent regularly prepared balance sheet and income and expense statement, if any, of the Association.
- H. The date of the most current financial report prepared for the Association, pursuant to KRS 381.9197, is _____.
- I. The amount of any unsatisfied judgments against the Association is \$ _____.
- J. There are are not any suits pending against the Association or any pending suits in which the Association is a named party and the amount in dispute or contest is more than ten thousand dollars (\$10,000). The status of the pending suits (if any) is _____.
- K. The Association does does not maintain insurance coverage. A statement describing the insurance maintained by the Association or a certificate of insurance issued to the Association is attached.

L. A portion of the condominium is not situated upon a leasehold estate. 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: _____.

Condominium Seller's Certificate Concerning:

(Address of Property)

M. The name, mailing address and telephone number of the Association's manager or authorized agent are:

Name and Telephone Number of Agent: _____

Mailing Address: _____

Initialed for identification by Buyer(s) _____ and Seller(s) _____

This certificate was prepared for the Association by: _____,
who is: (Title) _____

Signature: _____ Date: _____

REQUIRED ATTACHMENTS:

1. Operating Budget & any Balance Sheets
2. Insurance Summary
3. Rules and Bylaws of the Association
4. The Declaration other than Plats & Plans