



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 not contain a right of first refusal or other restraint that restricts the right to transfer the Unit.
B. The periodic common expense assessment for the Unit is \$ per.
C. There is not a common expense or special assessment due and unpaid by the Seller to the Association.
D. Other amounts are not payable by Seller to the Association.
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 of the Association is attached.
H. The amount of unsatisfied judgments against the Association is \$.
I. There are not any suits pending against the Association.
J. The Association 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 no knowledge of alterations or improvements to the Unit or to the limited common elements assigned to the Unit or any portion of the project that violate any provision of the Declaration, by-laws or rules of the Association.
L. The Board 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.
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)

(Telephone Number)

(Fax Number)

E-mail Address

(Address of Property)

O. Association fees resulting from the transfer of the unit described above \$ \_\_\_\_\_.

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

REQUIRED ATTACHMENTS:

- 1. Operating Budget
- 2. Insurance Summary

**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 licensees. 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. 32-3. This form replaces TREC No. 32-2.