

gsievers@kw.com

\$ 2900 Spec. Ass. LID

Form 27
Condominium Resale Certificate
Rev. 7/10
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CONDOMINIUM RESALE CERTIFICATE

Unit No.	<u>602</u>	1
In the:	<u>505 Broadway</u>	2
Buyer:	<u>Eric S Lawrence</u> <u>Michelle A Spicer</u>	3
	<small>Buyer</small> <small>Buyer</small>	

Instructions: This form or a statutory equivalent must be prepared by the Condominium Association, its Manager, or its authorized agent. It cannot be prepared by the real estate broker. The preparer must answer each question and attach every exhibit listed. The unit owner must sign this. The buyer should not accept this Certificate if any question is unanswered and/or any exhibit is not attached.

A buyer is not liable for any unpaid assessment or fee against the unit greater than the amount set forth below, unless the buyer had actual knowledge of a greater amount or the amount was assessed after the date of this Certificate.

If there is insufficient space below to fully answer any question, or there is additional information which would affect any answer, the preparer should include this in the Remarks Section (Item 19).

The information furnished is based on the books and records of the Condominium Association and the actual knowledge of the preparer. Neither the Association nor the preparer guarantees the accuracy of this information, and neither assumes any obligation to supplement or update it.

1. RIGHT OF FIRST REFUSAL/RESTRAINTS ON ALIENATION. There are are not any rights of first refusal or other restraints on sale of the unit. If there are, it is/they are: At Section(s) _____ of the attached Declaration Other (describe):

2. ASSESSMENT

(a) The current monthly assessment for the unit is \$ 347.95

(b) Past due and unpaid monthly assessments against the unit total of \$ 0

(c) There are unpaid special assessments levied against the unit totaling \$ 2900, of which \$ 0 is past due, and the balance is payable per Month Other (describe):

See line 20

(d) In addition to the monthly and special assessments in 2b & c above, \$ 0 is past due and unpaid against the unit for (describe): See line 20

3. DELINQUENT ASSESSMENTS RECEIVABLE. As of 12-18-15 (must be a date within the past 45 days) there are monthly assessments and/or special assessments against units in the Condominium that are past due over 30 days, as follows: None Totalling \$ _____

4. DELINQUENT ASSOCIATION OBLIGATIONS. As of 12-17-15 (must be a date within the past 45 days) there are bills or other obligations of the 505 Condominium Association which are past due over 30 days, as follows: None Totalling \$ _____

5. FEES AND FINES. The following fees are payable by Unit Owners: (as applicable) Fines for violation of Rules, etc. Late Payment Move-in Resale certificate Record Copying Parking Storage Use of common facilities (describe):

Late fee 25.00 if after 15th of ea. month Note: NEW POLICY PENDING.

Move-in fee is \$200.00 (resale Disclosure)

Transfer Fee \$125.00
 Rental of Units Other: (describe):

<u>ES</u>	<u>1/8/16</u>	<u>AMS</u>	<u>1/8/16</u>	<u>SM</u>	<u>12/29/2015</u>	<u>BC</u>	<u>12/29/2015</u>
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

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1. 10. 1971

CONDOMINIUM RESALE CERTIFICATE
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20. REMARKS. (The preparer should use the following space to complete any answers and/or to provide any additional information which will affect the answers to the above questions. If more space is needed, add additional sheets). 141
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City of Tacoma LID Paving (Special Assessment) 143
\$ Aprox 2900.- Aprox due date April 2016 144
For exact information Contact: 145
Director Ralf Rodriguez LID Assessments. 146
253-591-5522 147
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Date: 12-18-15 162

I certify under penalty of perjury that I am the AGENT of the 163
Condominium Association. I am authorized to make this Certificate on behalf of the Association. To the best of my knowledge 164
and belief, the foregoing is true and correct. 165

505 Broadway By Keri Holland AGENT 166
The Association Preparer
Park 52 BM LLC-

I certify under penalty of perjury that, to the best of my knowledge and belief, the foregoing is true and correct. 167

Shirley McPamare Brian Cuning 168
Unit Owner

Note: Buyer understands that the real estate broker(s), if any, has not researched this information and is not qualified to 169
advise on or interpret it. Buyer should seek independent legal, financial and/or other professional counsel with any 170
questions or concerns. 171

I acknowledge receipt of the above Resale Certificate, including each of the exhibits listed. 172

[Signature] 1/8/16 [Signature] 1/8/16
Buyer Date Buyer Date

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