

# CONDOMINIUM RESALE CERTIFICATE

## Mt. Washington Condo

**Current Owner: Baltimore Felderstein**

**Property Address: 1703 Mount Washington Ct Unit: Apt D**

**Baltimore, MD 21209-4568**

**Date Prepared: 02-16-2023**

THIS CERTIFICATE EXPIRES THIRTY (30) DAYS FROM DATE OF ISSUANCE

### CONDOMINIUM ASSOCIATION ACT DISCLOSURE STATEMENTS

The Council of Unit Owners of the association listed above and its Management Agent (hereinafter known as the "Association") represents and provides, at the request of the unit owner, the following information in accordance with Maryland Condominium Act, Section 11-135.

The seller is required by law to furnish to you no later than 15 days prior to closing certain information concerning the condominium, which is described in the Maryland Condominium Act, Section 11-135:

The effect on the proposed conveyance of any right of first refusal or other restraint on the free alienability of the selling unit other than any restraint created by the selling unit owner is as follows:

**None**

(1) Unsatisfied judgments as of the date of this certificate are listed here. As of the date of this Certificate, the Council of Unit Owners is a party to the following pending lawsuits, excluding assessment collection suits:

**None**

(2) (A) The selling unit is subject to a common expense assessment as follows:

**\$344.00 is due the first day of each month.**

(B) As of the date of this Certificate, the following unpaid common expenses or special assessments adopted by the council of unit owners that is due and payable from the selling unit owner are:

**(\$296.00) credit on the account.**

Common expense assessments will continue to accrue in the stated amount, subject to the adoption of any budget changes, and will be due and payable by the selling unit owner until the selling unit has been conveyed.

Assessments which become due and payable after the date of this Certificate and prior to the conveyance of the selling unit, and which remain unpaid by the selling unit owner, may constitute a lien against the selling unit. If unpaid, this accrual must be added to the unpaid amount, if any, stated above, as of the date of conveyance of the selling unit.

(C) Other than common expenses and special assessments, the following fees are payable by the unit owners to the Council of Unit Owners:

**\$100 move in fee.**

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(D) Capital expenditures approved by the Council of Unit Owners planned at the time of conveyance which are not reflected in the current operating budget are:

**None**

(3) The Council of Unit Owners has actual knowledge of the following violation of the applicable health or building codes with respect to the common elements of the Condominium:

**None**

(5) The recreational or other facilities which are to be used or maintained by the unit owners or the Council of Unit Owners are:

**None**

(6) The following are items which the selling unit owner must provide to the purchaser and are attached to this Certificate:

**Declaration, By-Laws, and all covenants, restrictions, rules and regulations, if applicable, relating to the development and the Homeowners Association, to which the buyer shall become obligated upon becoming the Owner of the Lot. These obligations are enforceable against an owner and the Owner's Tenants if applicable.**

(7) The Declaration page of any insurance policies in force for the benefit of unit owners is attached. The policy (policies) is/are available for inspection during normal business hours at the offices of American Community Management, Incorporated.

(8) Community files and records are available for review. Please contact American Community Management to schedule an appointment.

(9) Title 11-114 of the Annotated Code of Maryland provides that condominium master property insurance policies must cover both common elements and units, exclusive of improvements or betterments installed in the units by the unit owners other than the developer.

Additionally, up to \$10,000.00 of the master policy's deductible will be the responsibility of the unit owner when the cause of damage or destruction originates from the owner's unit, notwithstanding inconsistent provisions in the council of unit owners bylaws.

The Council of Unit Owners has caused this Certificate to be prepared in compliance with MD, Real Prop. Code Ann. Section 11-135. To the best of the knowledge, information, and belief of the Board of Directors of the association, and its agents engaged in the preparation of this Resale Certificate, the statements contained in this Certificate are accurate and complete as of the date of issuance.

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### TO BE COMPLETED BY THE SELLING UNIT OWNER

The selling unit owner has knowledge that the following alteration to the selling unit or to the limited common elements assigned to the selling unit violates a provision of the declaration, by-laws, or rules and regulations:

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The selling unit owner has knowledge of the existence of the following violation of the health or building codes with respect to the selling unit or the limited common elements assigned to the selling unit:

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The selling unit owner has the knowledge that the selling unit\_\_\_is\_\_\_is not subject to an extended lease under Real Property Article Section 11-137 or local law. If the selling unit is subject to an extended lease, a copy of the lease is attached.

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Selling Unit Owner

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### Comments

In addition to this certificate, title companies need to visit [homewisedocs.com](http://homewisedocs.com) to obtain current association dues and the amount of the transfer fee.

Maintenance and architectural violations can occur over time with normal wear and tear. The violation status as of the date of the resale certificate does not indemnify future owners from addressing such items to achieve compliance with the governing documents.

This disclosure is intended strictly for the use of real estate and lending professional. This information, while deemed to come from reliable sources, is not guaranteed. Prospective buyers of real estate should seek appropriate and complete disclosures from the seller of the subject property.

The responses herein are made in good faith and to the best of my ability and systems as to their accuracy.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

Water is included.

Percentage of owner occupied units is unknown.

Percentage of FHA units in the project is unknown.

FHA Approval look up - <https://entp.hud.gov/idapp/html/condlook.cfm>

Please be advised that per the Community Documents, there is a \$100 non-refundable move in fee payable to the Association. Moves are only allowed during the week (exceptions must have Board approval). Please contact the management company for move-in instructions.

After Settlement:

**TITLE COMPANIES:** There is a transfer fee of \$175. Please mail the transfer fee and a copy of the HUD-1 or Alta Paperwork as directed in resale demand documentation to: American Community Management PO Box 488 Linthicum Heights MD 21090. Please, no personal checks.

**New Homeowner:** You will receive a welcome letter with instructions on how to make your assessment payment usually within 45 days of settlement. If you do not receive a welcome letter please call 410-997-7767.