

HOME OWNERS ASSOCIATION RESALE NOTIFICATION

In Compliance with A.R.S 33-1806

I. As Owner(s) of the unit described below, please accept this as my **written notice** to the association of the pending sale of said unit. Also, please notify the real estate company described below that you have forwarded all appropriate resale disclosures to the Buyer(s), in compliance with A.R.S. 33-1806 et. al.

PLEASE SEE SECOND PAGE FOR LIST OF REQUIRED DISCLOSURE ITEMS

Notice Date: _____

Seller(s) Name: _____

Signature(s): _____

BILL ME DIRECTLY, OR _____ FOR THE FEE, IF ANY, FOR THIS STATEMENT

Unit Address: _____

Legal Description: _____

Buyer(s) Name: _____ Phone: _____

Buyer(s) Address: _____

II. PLEASE FAX OR MAIL A COPY OF THIS FORM TO MY REAL ESTATE COMPANY AS EVIDENCE OF YOUR COMPLIANCE

Real Estate Company: _____

Address/Branch Office: _____

Realtor®: _____ Phone: _____

Office Phone: _____ Fax: _____

For the Home Owners Association: All required Resale Disclosure information has been submitted to the Buyer(s) referenced above, in compliance with A.R.S. 33-1806. The Home Owners Association will immediately inform the Buyer(s) if the Association becomes aware of any violations regarding the unit also referenced above.

Name of the HOA: _____

Representative of the Home Owners Association: _____

Signature: _____ Date: _____

Title of Signer: _____ Phone: _____

ASSOCIATION CHECKLIST UPON RECEIPT OF “NOTICE OF UNIT RESALE”

In not more than **ten (10) days** from this notice date, the purchaser of a unit within a planned community or condominium with **50** or more units must receive from the association the following disclosure items; or, in projects of **49** or less units, the seller must provide copies of the following disclosure items:

1. The Bylaws of the Associations
2. The Rules of the Association
3. The Declaration (including CC&Rs)
4. A copy of the most recent financial report of the Association including a copy of the most recent reserve study, if any.
5. A copy of the current operating budget of the Association.

The Association must also provide a dated statement that contains the following information:

1. The telephone number and address of a principal contact for the Association. This can be an Association Manager or Officer, Management Company, or any other person designated by the Board of Directors.
2. The Amount of common regular assessment, unpaid common regular assessment, special assessment or other assessment, a fee or a charge currently due and payable from the selling member.
3. A statement as to whether a portion of the unit is covered by an insurance policy maintained by the Association.
4. A statement as to whether the Association has knowledge of any alterations or improvements made to the unit within the past six (6) years that violate any provision of the declaration.
5. Case names and case numbers for pending litigation with respect to the unit which has been filed by the Association against the seller of the unit or filed by the seller of the unit against the Association.

The Association may charge the selling member a reasonable fee to compensate the Association for the cost incurred in the preparation of this resale statement. The Association shall make available to any interested party the amount of this fee.

Any person damaged by the failure of the Association to disclose the information required by law may pursue any and all remedies at law or in equity against the Association.