

# KENTUCKY REAL ESTATE COMMISSION

Attn: Kentucky Real Estate Authority  
Public Protection Cabinet  
Mayo-Underwood Building  
500 Mero Street, Second Floor 2NE09  
Frankfort, Kentucky 40601  
(502) 564-7760

## CONDOMINIUM SELLER'S CERTIFICATE

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).

1. 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.
2. The monthly common expense assessment for the Unit is \$\_\_\_\_\_ per \_\_\_\_\_.
3. 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 \_\_\_\_\_.
4. Other fee amounts  are  are not payable by Seller to the Association. The total unpaid amount is \$\_\_\_\_\_ and is for \_\_\_\_\_.
5. Capital expenditures anticipated by the Association for the current, and if known, next two (2) fiscal years are \$\_\_\_\_\_.
6. Reserves for capital expenditures are \$\_\_\_\_\_, of which \$\_\_\_\_\_ has been designated for \_\_\_\_\_.
7. 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.
8. The date of the most current financial report prepared for the Association, pursuant to KRS 381.9197, is \_\_\_\_\_.
9. The amount of any unsatisfied judgments against the Association is \$\_\_\_\_\_.
10. There  are  are not any suits pending against the Association or any pending suits in which the Association is 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 \_\_\_\_\_.
11. 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.

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12. A portion of the condominium  is  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: \_\_\_\_\_.

13. The Association  does  does not have pet restrictions.

14. The Association  does  does not have rental restrictions.

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(Address of Property)

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

Name and Phone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Initialed for identification by Buyer(s) \_\_\_\_\_ and Seller(s) \_\_\_\_\_

**REQUIRED ATTACHMENTS:**

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