

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 313, in Building 2520, of Reynolds Lofts, a condominium project, located at 2520 S 3rd St 313 (Address), City of Louisville, County of Jefferson, Kentucky, on behalf of the condominium owners' association (the Association) by the Association's governing body (the Board).

- 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.
- The monthly common expense assessment for the Unit is \$ ^{\$199.12 maintenance fee, \$66.10 cable/internet} ~~(current rate), plus electricity~~ per month.
- 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 \$ 9435.60 and is for COA maintenance fees, cable/internet, electricity, legal and other fees. Seller agrees to pay unpaid balance at close. JK 10/24/25 12:10 PM
- Other fee amounts are are not payable by Seller to the Association. The total unpaid amount is \$ I and is for remaining electricity charges (to be determined) Seller agrees to pay unpaid balance at close. JK 10/24/25 12:10 PM
- Capital expenditures anticipated by the Association for the current, and if known, next two (2) fiscal years are \$ unknown.
- Reserves for capital expenditures are \$ 29686.86, of which \$ 0 has been designated for _____.
- 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.
- The date of the most current financial report prepared for the Association, pursuant to KRS 381.9197, is 9/30/2025.
- The amount of any unsatisfied judgments against the Association is \$ _____.
- 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 _____.
- 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.

2520 S 3rd St 313 Louisville KY 40208
(Address of Property)

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

Name and Phone Number: Sarah Hardman (Property Manager), 502-272-0155

Mailing Address: 1122 Rogers St, Louisville KY, 40204

Initialed for identification by Buyer(s) _____ and Seller(s) JK 10/24/25 12:10 PM

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