

WASHINGTON STATE CONDOMINIUM RESALE CERTIFICATE

This Washington State Condominium Resale Certificate concerning the condominium Unit **33.4** in **Brownstone at Issaquah Highlands**, located at **1384 Greenwich Walk NE, Issaquah, King County, WA 98029** on behalf of the above referenced condominium owner's association ("Association") by the Association's governing body (the "Board"), is drafted pursuant to RCW 64.34.425 as amended.

The Buyer should not accept this certificate if any question is unanswered and / or any exhibits are not attached or this certificate is not signed and dated by the Seller. This information is furnished based upon the books and records of the Association and the current actual knowledge of the preparer. Neither the Association nor the preparer guarantee the accuracy of this information, and neither assumes any obligation to supplement or update any information.

Restraints on Alienation

1. The Declaration does does not contain a right of first refusal or other restraint on the free alienability of the Unit contained in the Declaration. If a right of first refusal or other restraint exists, see section **N/A** of the Declaration.

Assessments Relating to Unit For Sale

2. With respect to the Unit being sold:
- A. The amount of the common expense assessments is currently **\$279.00** per **month**.
 - B. The amount of the special assessment is currently **\$0.00** per **month**.
 - C. The amount of any unpaid and / or past due common expense or special assessment is **\$0.00**.
 - D. The amount of special assessments that have been levied against the Unit that have not been paid and are not yet due is **\$0.00**. The special assessment is for **N/A**.
 - E. Total assessments owed at closing are **any unpaid balances**.

Other Delinquent Assessments

3. With respect to ANY Unit in the community, the amount of any common expenses or special assessments which are past due over 30 days is **\$7,489.00**. (This statement is current to within 45 days.) The obligation is for **regular assessments, misc. receivables, late fees, and administrative fees**.

Delinquent Association Obligations

4. The amount of any obligation of the Association which is past due over 30 days is **\$33,388.84**. The obligation is for **vendor invoices**. (This statement is current to within 45 days.)

Fees and Fines

5. Any other fees payable by Unit owners are:
- Fines for Rule Violations
 - Fines for late and / or past due assessments
 - Move In / Move Out: \$ _____
 - Use of Common Areas
 - Parking
 - Storage
 - Fobs: \$ _____
 - Remote Controls: \$ _____
 - Keys: \$ _____
 - Key Cards: \$ _____
 - Access Control Programming: \$ _____
 - Resale Certificate: **\$275.00**
 - Other: **\$150.00** Escrow Questionnaires
 - Other: **\$150.00** Finance Questionnaires
 - Other: **\$150.00** Transfer Fee
 - Other: **\$175.00** Update Resale Certificate
 - Other: \$ _____
 - Other: \$ _____
 - Other: \$ _____

Anticipated Repairs and / or Replacements

6. Any anticipated repair or replacement cost in excess of 5% of the annual operating budget of the Association that has been approved by the Board of Directors is **\$0.00**. The cost is for **N/A**.
7. The amount of any Reserve, Repair or Replacement Funds is **\$1,489,848.25**. The portion of these funds currently designated by the Association for any specified project is **\$0.00**. The project(s) specified, if any, are **N/A**. The balance will eventually be used for the Reserve items (i.e. roofs, painting, asphalt, mailboxes, fences, recreation equipment, etc.) and any other unanticipated or unexpected items.
8. This Association does (copy attached) does not have a current Reserve Study. The lack of a current Reserve Study poses certain risks to you, the purchaser. Insufficient Reserve, Repair or Replacement Funds may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair or replacement of a common element.

Financial Statement, Balance Sheet, Operating Budget

- 9. The annual financial statement (year-end Balance Sheet and Revenue and Expense Statement) of the Association, including the audit report if it has been prepared, for the year immediately preceding this current fiscal year is attached hereto.
- 10. The Balance Sheet and a Revenue and Expense Statement of the Association, current to within 120 days is attached hereto.
- 11. The current Operating Budget of the Association is attached hereto.

Judgments and Lawsuits

- 12. There are are not any unsatisfied judgments against the Association. If any, the amount of said unsatisfied judgment(s) is / are **N/A**.
- 13. There are are not any pending suits or legal proceedings in which the Association is a defendant. If any, the suits are identified as **N/A v. N/A** (parties) and are regarding alleged .
- 14. There are are not any pending suits or legal proceedings in which the Association is a plaintiff. If any, the suits are identified as **N/A v. N/A** (parties) and are regarding alleged .

Insurance

- 15. The Association does does not provide insurance coverage for the benefit of a Unit owner. The insurance provided for the benefit of a Unit owner, if any, is described in the summary from the Association's insurance company / agent, attached hereto.

Insurance Company:	American Family Insurance
Agent's Name:	Stephen Weidenbach
Telephone Number:	844-565-2200
G/L & Property Package Policy #:	WA020022531702
Expiration Date:	05/01/2023

Alterations

- 16. There are are not any known alterations or improvements to the Unit being sold or the limited common elements attached thereto that violate any provisions of the Declaration. The violations, if any, are **N/A**.

Declarant Control

- 17. The Declarant currently owns **0** Units. The Declarant has has not transferred control of the Association to the Unit owners. The date of the transfer of control to the Association was **April 20, 2016**.

18. Total number of Units in the complex is 176. Of these Units, 163 are believed to be principal residences of owners, 3 are believed to be second or recreational homes, 8 are believed to be rented and 2 are believed to be vacant.

19. There is is not any known single person or entity that owns more than 10% of the total Units in the complex. If there are, the owner's names and number of Units owned are as follows: N/A.

Code Violations

20. There are are not any known violations of the health or building codes, with respect to the Unit, the limited common element assigned to the Unit, or any other portion of the condominium.

Leases

21. There is is not any known remaining term of any leasehold estate affecting the condominium unit. **If a remaining term exists, a true and correct copy of the lease is attached hereto.**

Declarations and Bylaws

22. Attached hereto are a copy of the Declarations, Bylaws, and Rules and Regulations.

Completion of Construction

23. The construction of the condominium complex is is not completed. The condominium complex is is not known to be subject to construction of additional phases, or annexation to another condominium.

24. The Units Common Elements of the condominium are are not known to be covered by a qualified warranty as provided for in RCW 64.35. If coverage by a qualified warranty is provided, the history of claims is as follows:

A. No claims have been made as of the date of this Certificate.

B. The following claims have been made:

- i. Type(s) of claim(s):
- ii. Resolution(s) to claim(s):
- iii. Repair(s) performed:
- iv. Date(s) of repair(s):
- v. Cost(s) or repair(s):
- vi. Person(s) or entity(s) who performed repair(s):

NOTE: If you have any questions regarding the qualified warranty provision referred to above, you should direct your questions to your Attorney.

25. The condominium was created from a building which was new construction conversion from an existing building.

26. The condominium complex does does not constitute a known legal non-conforming use under applicable zoning laws. If the condominium does constitute a known non-conforming use, the zoning does does not permit rebuilding the improvements (as currently constructed) in the event of a partial or full destruction thereof.

The name, mailing address and telephone number of the Association's managing agent is:

**Morris Management, Inc.
325 – 118th Avenue SE, Suite 204
Bellevue, WA 98005
(425) 283-5858**

27. Anything stated above which requires further explanation: **Re: Section 15: The owner of a unit in Brownstone shall be responsible up to the amount of the deductible under the Association's insurance policy, which is \$25,000.00. Each owner is required to obtain and maintain standard condominium unit owners insurance designating Brownstone at Issaquah Highlands Condominium Association as an "Additional Insured" under the owners policy. Re: Section 22: In addition to being subject to the governing documents of Brownstone, this unit is also subject to the governing documents of an overlying association know as Issaquah Highlands Community Association, which also charges a monthly assessment fee. Please call 425 507-1135 for additional information.**

Exhibits Attached:

Condominium Declaration and any amendments

Attached

Condominium Bylaws and any amendments

Attached

Condominium Rules and Regulations, Resolutions and any amendments

Attached

Annual Association financial statement (balance sheet and revenue & expense statement) for the year preceding the current year & Audit Report (if available)

Attached

Current Association financial statement (balance sheet and revenue & expense statement) current to within the past 120 days

Attached

Current Association operating budget

Attached

Current Association Reserve Study (if available)

Attached

Most recent Annual Meeting Minutes (if available)

Attached

Most recent Board of Directors meeting Minutes (if available)

Attached

Professional Management Company contract

Attached

Association Insurance Information

Attached

Other: _____

Attached

Other: _____

Attached

Other: _____

Attached

Other: _____

Attached

Acknowledgement for the Washington State Condominium Resale Certificate dated
____/____/____ concerning the condominium Unit, located at:

_____		_____
(Unit address)		(Unit #)

(City)	(State)	(Zip)

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

Buyer:

_____	____/____/____
(Signature)	(Dated)

(Print Name)	

Buyer:

_____	____/____/____
(Signature)	(Dated)

(Print Name)	