

TRANSACTION DOCUMENTS RECEIPT

PLEASE COMPLETE THIS FORM EACH TIME YOU DELIVER DOCUMENTS!

This TRANSACTION DOCUMENTS RECEIPT applies to the Real Estate Purchase Contract with an Offer Reference Date of _____ entered into by and between Empire Residences, LLC as Seller and _____ as Buyer regarding property located at _____ Empire Residences Condominiums _____ (the "Property")

THE FOLLOWING DOCUMENTS HAVE BEEN RECEIVED OR DELIVERED AS SHOWN BELOW

Initials of person receiving documents

- [] ☐ Unrepresented Buyer Disclosure ☐ Buyer-Broker Agreement ☐ Listing Agreement ☐ Limited Agency Consent Agreement ☐ For Sale By Owner Commission Agreement
- [] ☐ Copy of the Real Estate Purchase Contract (including addenda) signed by the Buyer and the Seller
- [] ☐ Seller's Property Condition Disclosure Form ☐ Buyer Due Diligence Checklist
- [] ☐ Lead Based Paint Disclosure and Acknowledgement ☐ EPA Lead Based Paint Pamphlet
- [] ☐ Commitment for Title Insurance No. _____, issued by _____
- [] ☐ CC&R's for the _____ ☐ Condominiums ☐ Subdivision
- [] ☐ Homeowner's Association ☐ Budget ☐ Financial Statement ☐ Minutes
- [] ☐ Leases affecting the Property ☐ Copy of Property Management Contract(s) affecting the Property
- [] ☐ Copies of Water Certificates/Water Shares
- [] ☐ Inventory List of Personal Property
- [] ☐ Survey Map dated _____ prepared by _____
- [] ☐ Property Inspection Report dated _____ prepared by _____
- [] ☐ Written Notice of Appraised Value By _____ (Lender/Appraiser)
- [] ☐ Written notice of objections based on Buyer's Due Diligence
- [] ☐ Written notice of cancellation of contract by ☐ Buyer ☐ Seller
- [] ☒ Other (Describe): see attached Exhibit for List

(SIGN BELOW & INITIAL ABOVE NEXT TO DOCUMENTS THAT HAVE BEEN CHECKED)

A. I HAVE INITIALED NEXT TO THE BOXES CHECKED ABOVE, and I have signed where indicated below acknowledging my receipt of each of the documents checked above.

Signature of ☐ Seller ☐ Seller's Agent ☐ Buyer ☐ Buyer's Agent ☐ Other _____

(Signature)

(Date)

(Time)

(Signature)

(Date)

(Time)

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EXHIBIT TO TRANSACTION DOCUMENT RECEIPT - EMPIRE RESIDENCES

INITIAL TO CONFIRM RECEIPT

DELIVERED DOCUMENTS:

Seller Disclosure documents as listed below:

_____ (a) a Commitment For Title Insurance;

_____ (b) a copy of the recorded Declaration of Condominium for Empire Residences, the First Amendment to Declaration of Condominium for Empire Residences, and any further amendments thereto (as defined above, the "Declaration");

_____ (c) Bylaws for the Empire Residences Owners Association;

_____ (d) a copy of the recorded First Amended and Restated Condominium Plat for Empire Residences Condominiums and any further amendments thereto (as defined above, the "Plat");

_____ (e) Certificate of Amendment and Amended and Restated Master Declaration of Covenants Conditions and Restrictions of Empire Pass recorded December 14, 2004 as Entry No. 719855 in Book 1666, at Page 1054 in the office of the Recorder of Summit County, Utah ("Master Declaration");

_____ (f) Empire Pass Master Association current year budget;

_____ (g) Empire Pass Master Association meeting minutes;

_____ (h) a copy of the Plans & Specifications for the Unit and Common Areas in the Development (delivered via Google Drive link), which shall include the two (2) different color and finish schemes shown in the Room-by-Room booklets (the "Finish Schemes") consisting of either the "Air" or the "Earth" for the Unit, from which the Buyer must make a selection and notify Seller in writing of the selection prior to the Due Diligence Deadline;

_____ (i) the proposed first annual budget for the Condominium Association;

_____ (j) Deed Restrictions Protecting the Affordability and Sustainability of Unit 101 at Empire Residences ("Deed Restriction"). Unit 101 is referred to herein as the "Employee Housing Unit" or the "EHU."

_____ Talisker Membership Plan Rules and Regulations, and Membership Application and Agreement.