



CONDOMINIUM - ACKNOWLEDGMENT

RECEIPT OF INFORMATION REQUIRED BY SECTION 11-135
OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND

Contract dated: _____ between Buyer(s): _____
 _____ and Seller(s): _____
 _____ for Property known as: _____
 _____ Condominium Unit # _____ Building # _____ Parking Space # _____
 Section/Regime # _____ in _____ Condominium Association

BUYER ACKNOWLEDGES DELIVERY OF THE FOLLOWING ITEMS, NOT LATER THAN FIFTEEN (15) DAYS PRIOR TO CLOSING,
 AS REQUIRED BY SECTION 11-135 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND:

PART ONE

If Condominium project contains seven (7) units or more:

1. A copy of the Declaration/Master Deed (condominium plat not required).
2. A copy of the Bylaws.
3. A copy of the Rules or Regulations of the Condominium.
4. A certificate from the Council of Unit Owners which includes:
 - a) A statement disclosing the effect on the proposed conveyance of any right of first refusal or other restraint on the free alienability of the unit, other than any restraint created by the unit owner;
 - b) A statement of the amount of the monthly common expense assessment and any unpaid common expense or special assessment currently due and payable from the selling unit owner;
 - c) A statement of any other fees payable by unit owners to the Council of Unit Owners;
 - d) A statement of any capital expenditures approved by the Council of Unit Owners or its authorized designee planned at the time of the conveyance which are not reflected in the current operating budget included in the certificate;
 - e) The most recent regularly prepared balance sheet and income expense statement, if any, of the condominium;
 - f) The current operating budget of the condominium, including details concerning the amount of the reserve fund to repair and replacement of its intended use, or a statement that there is no reserve fund;
 - g) A statement of any judgments against the condominium and the status of any pending suits to which the Council of Unit Owners is a party;
 - h) A statement generally describing any insurance policies provided for the benefit of unit owners, a notice that the policies are available for inspection stating the location at which they are available, and a notice that the terms of the policy prevail over the general description;
 - i) A statement as to whether the Council of Unit Owners' Board has knowledge that any alteration or improvement to the unit or to the limited common elements assigned thereto violates any provision of the Declaration, Bylaws or Rules or Regulations;
 - j) A statement as to whether the Council of Unit Owners' Board has knowledge of any violation of the health or building codes with respect to the unit, the limited common elements assigned thereto, or any other portion of the condominium;
 - k) A statement of the remaining term of any leasehold estate affecting the condominium and the provisions governing any extension or renewal thereof;
 - l) A description of any recreational or other facilities which are to be used by the unit owners or maintained by them or the Council of Unit Owners, and a statement as to whether or not they are to be part of the common elements.
5. A statement by the unit owner as to whether the unit owner has knowledge:
 - a) That any alteration to the unit or to the limited common elements assigned to the unit violates any provision of the Declaration, Bylaws, or Rules and Regulations, and
 - b) Of any violation of the health or building codes with respect to the unit or to the limited common elements assigned to the unit.
 - c) The unit is subject to an extended lease under Section 11-137 of this title or under local law and, if so, a copy of the lease must be provided.

PART TWO

If Condominium project contains six (6) units or less:

1. A copy of the Declaration (other than the plats);
2. A copy of the Bylaws;
3. A copy of the Rules or Regulations of the Condominium; and
4. A statement by Seller of his expenses relating to the common elements during the preceding twelve (12) months.

BUYER WILL HAVE THE RIGHT TO CANCEL THIS CONTRACT WITHOUT PENALTY AT ANY TIME WITHIN SEVEN (7) DAYS FOLLOWING DELIVERY OF ALL THIS INFORMATION. HOWEVER, ONCE THE SALE IS CLOSED, BUYER'S RIGHT TO CANCEL CONTRACT IS TERMINATED.

 Buyer Date Buyer Date