

## COUNTY LOCAL LAWS

PURCHASER OF A CONDOMINIUM UNIT FROM ITS POSSIBLE DEFAULT ON A BLANKET ENCUMBRANCE. ACCORDINGLY, THERE IS A RISK OF LOSING YOUR FINANCIAL INTEREST IN THE EVENT OF THE DEVELOPER'S FAILURE OR BANKRUPTCY."

(6) STATEMENT OF ANY PENDING LITIGATION WHICH WOULD AFFECT THE CONDOMINIUM AND/OR THE DEVELOPER'S ABILITY TO CONVEY CLEAR TITLE.

D. COPIES OF THE SALES DOCUMENTS AND LITERATURE INCLUDING BUT NOT LIMITED TO:

- (1) COPY OF PURCHASE CONTRACT
- (2) COPIES OF SAMPLE FORMS OF CONVEYANCE
- (3) COPIES OF SAMPLE DEED OF TRUST, MORTGAGE AND PROMISSORY NOTE
- (4) STATEMENT OF SALE PRICES
- (5) COPY OF SALES BROCHURE AND FLOOR PLANS
- (6) STATEMENT OF TERMS AND CONDITIONS OF SALE INCLUDING ESTIMATED CLOSING AND SETTLEMENT COSTS, TAXES AND EXPECTED SPECIAL ASSESSMENTS LEVIED EITHER BY THE CONDOMINIUM OR A GOVERNMENTAL ENTITY.
- (7) STATEMENT OF MONTHLY PAYMENTS TO BE ITEMIZED AS TO PRINCIPAL, INTEREST, TAXES, CONDOMINIUM FEE AND UTILITIES.

E. COPIES OF ALL REQUIRED DOCUMENTS BINDING OR TO BE BINDING UPON THE CONDOMINIUM (PROPOSED DOCUMENTS ACCEPTABLE UNTIL FINAL VERSION IS AVAILABLE) INCLUDING:

- (1) THE DECLARATION OR MASTER DEED.
- (2) THE ARTICLES OF INCORPORATION OR CHARTER OF THE CONDOMINIUM ASSOCIATION.
- (3) THE BY-LAWS AND REGULATIONS OF THE CONDOMINIUM ASSOCIATION
- (4) ANY LEASES OF REAL OR PERSONAL PROPERTY APPLICABLE TO THE CONDOMINIUM.
- (5) ANY MANAGEMENT CONTRACT, EMPLOYMENT CONTRACT, INSURANCE POLICY, OR OTHER CONTRACT AFFECTING THE USE, MAINTENANCE OR ACCESS TO ALL OR PART OF THE CONDOMINIUM.

F. A STATEMENT OF MANAGEMENT AND EXPECTED OPERATION COSTS OF THE CONDOMINIUM.