

[(b)] (C) The council of unit owners, within 20 days after a written request by a unit owner and receipt of [the] A REASONABLE fee [therefore] THEREFOR, if any, shall furnish a certificate containing the information necessary to enable the unit owner to comply with subsection (a). A unit owner providing a certificate [pursuant to] UNDER subsection (a) is not liable to the purchaser for any erroneous information provided by the [association] COUNCIL OF UNIT OWNERS and included in the certificate.

[(c)] (D) A purchaser is not liable for any unpaid assessment or fee greater than the amount set forth in the certificate prepared by the council of unit owners. A unit owner is not liable to a purchaser for the failure or delay of the council of unit owners to provide the certificate in a timely manner[, but the purchase contract is voidable by the purchaser until the certificate has been provided and for 5 days thereafter or until conveyance, whichever first occurs].

(E) THE RIGHTS OF A PURCHASER UNDER THIS SECTION MAY NOT BE WAIVED IN THE CONTRACT OF SALE, AND ANY ATTEMPTED WAIVER IS VOID. HOWEVER, IF A PURCHASER PROCEEDS TO CLOSING, HIS RIGHT TO RESCIND THE CONTRACT UNDER SUBSECTION (F) IS TERMINATED.

(F) ANY PURCHASER MAY AT ANY TIME WITHIN ~~10~~ 7 DAYS FOLLOWING RECEIPT OF ALL OF THE INFORMATION REQUIRED UNDER SUBSECTION (A) OR (B), WHICHEVER IS APPLICABLE, RESCIND IN WRITING THE CONTRACT OF SALE WITHOUT STATING ANY REASON AND WITHOUT ANY LIABILITY ON HIS PART. THE PURCHASER, UPON RESCISION, IS ENTITLED TO THE RETURN OF ANY DEPOSITS MADE ON ACCOUNT OF THE CONTRACT.

(G) (1) A NOTICE GIVEN AS REQUIRED BY SUBSECTION (A) SHALL BE SUFFICIENT FOR THE PURPOSES OF THIS SECTION IF IT IS IN SUBSTANTIALLY THE FOLLOWING FORM:

"NOTICE

THE SELLER IS REQUIRED BY LAW TO FURNISH TO YOU NOT LATER THAN 15 DAYS PRIOR TO CLOSING CERTAIN INFORMATION CONCERNING THE CONDOMINIUM WHICH IS DESCRIBED IN § 11-135 OF THE MARYLAND CONDOMINIUM ACT. THIS INFORMATION MUST INCLUDE AT LEAST THE FOLLOWING:

- (I) A COPY OF THE DECLARATION (OTHER THAN THE PLATS);
- (II) A COPY OF THE BYLAWS;
- (III) A COPY OF THE RULES AND REGULATIONS OF THE CONDOMINIUM;
- (IV) A CERTIFICATE CONTAINING: