

CONDOMINIUM RESALE CERTIFICATE

2700-2800 Stonecliff Condominium Association Inc.

Current Owner: Medley McGuire

Property Address: 2700 Stone Cliff Dr Unit: 212

Baltimore, MD 21209

Date Prepared: 10-27-2016

This Condominium Resale Certificate is being furnished to the selling unit owner named above by the council of Unit Owners of the association, in accordance with MD Real Prop. Code Ann. Section 11-135.

The following items, which the selling unit owner must provide to the purchaser, are attached to this Certificate:

1. A copy of the declaration (other than plats);
2. A copy of the by-laws; and
3. A copy of the rules and regulations of the condominium
4. The following information should be conveyed by the selling unit owner to the purchaser.

PLEASE RETURN THIS FORM WITH SETTLEMENT CHECKS AND CERTIFIED COPIES of THE HUD-1 SETTLEMENT STATEMENT/CLOSING DISCLOSURE, AND/OR THE GRANT OR WARRANTY DEED TO: TIDEWATER PROPERTY MANAGEMENT, INC. 3706 CRONDALL LANE STE. 105 OWINGS MILLS, MD 21117. PLEASE INDICATE CONFIRMATION NUMBER ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

#	Question	Response
	The effect on the proposed conveyance of any right of first refusal or other restraint on the free alienability of the selling unit other than any restraint created by the selling unit owner is as follows:	
	None	
	The selling unit is subject to a common expense assessment as follows:	
	\$592.00 per month due on the first day of each month.	
	As of the date of this Certificate, the following unpaid common expenses or special assessments adopted by the council of unit owners that is due and payable from the selling unit owner are:	
	-15.00	
	A breakdown of this balance is:	Late Fee
		0.0
		Prepays -
		15.0
	Common expense assessments will continue to accrue in the stated amount, subject to the adoption of any budget changes, and will be due and payable by the selling unit owner until the selling unit has been conveyed.	
	Assessments which become due and payable after the date of this Certificate and prior to the conveyance of the selling unit, and which remain unpaid by the selling unit owner, may constitute a lien against the selling unit. If unpaid, this accrual must be added to the unpaid amount, if any, stated above, as of the date of conveyance of the selling unit.	

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#	Question	Response
	Other than common expenses and special assessments, the following fees are payable by the unit owners to the Council of Unit Owners: None	
	Capital expenditures approved by the Council of Unit Owners planned at the time of conveyance which are not reflected in the current operating budget are: None	
	Please note that any front foot benefit fees must be disclosed to purchaser at time of sale. If our office is aware of any such additional fees due for this property, we will do our best to disclose that here. However, it is ultimately the responsibility of the seller to do so. The association and its managing agent may not be held liable for any missing or inaccurate information provided herein regarding these fees.	There is also a utility fee due on the first of each year. Please contact Tidewater Property Management for the balance on this account.
	Is this an age-restricted community?	No
	Attached is the most recently prepared balance sheet and income expense statement (dated as): SEPTEMBER 2016	
	The current operating budget of the Condominium is attached and is for fiscal year: 2016	
	Does the budget include the current reserve study report or a summary of the report, a statement of the status and amount of any reserve or replacement fund?	Yes
	Unsatisfied judgments as of the date of this certificate are listed here. None	
	As of the date of this Certificate, the Council of Unit Owners is a party to the following pending lawsuits, excluding assessment collection suits: None	
	The insurance policy provided for the benefit of unit owners is Policy Number: PAS 04281723	
	The Master Insurance Policy is issued by: Schoenfeld Insurance-410-602-2000	
	The Master Insurance Policy covers the following period (from/to): From 9-22-2016 until 9-22-2017	
	The policy contains the following coverages: Contact the insurance agency for a copy of the Insurance Certificate.	

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	Insurance deductible amount: \$5000.00 Per Condominium law, the owner is responsible for up to \$5,000.00 of the insurance deductible. The policy is available for inspection during normal business hours at the offices of Tidewater Property Management, Inc., 3706 Crondall Lane, Suite 105, Owings Mills, MD 21117. The terms of the policy prevail over the description given in this Certificate. The Council of Unit Owners has actual knowledge of the following violation of the applicable health or building codes with respect to the common elements of the Condominium: Please refer to inspection certificate. The recreational or other facilities which are to be used or maintained by the unit owners or the Council of Unit Owners are: None	
	Are these facilities part of the common elements?	No
	The Council of Unit Owners has caused this Certificate to be prepared in compliance with MD, Real Prop. Code Ann. Section 11-135. To the best of the knowledge, information, and belief of the Board of Directors of the association, and its agents engaged in the preparation of this Resale Certificate, the statements contained in this Certificate are accurate and complete as of the date of issuance.	

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TO BE COMPLETED BY THE SELLING UNIT OWNER

The selling unit owner has knowledge that the following alteration to the selling unit or to the limited common elements assigned to the selling unit violates a provision of the declaration, by-laws, or rules and regulations:

The selling unit owner has knowledge of the existence of the following violation of the health or building codes with respect to the selling unit or the limited common elements assigned to the selling unit:

The selling unit owner has the knowledge that the selling unit___is ☒ is not subject to an extended lease under Real Property Article Section 11-137 or local law. If the selling unit is subject to an extended lease, a copy of the lease is attached.

Medley McGuire

dotloop verified
10/27/16 12:40PM EDT
HDRX-HVN6-3QM4-8H8J

Selling Unit Owner

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Comments

Please be aware that there is a utility/front foot benefit fee for this property. Please contact our office for the utility payoff information via accountingservices@tidewaterproperty.com.

Pool Expenditures

An examination of the pool by engineers retained by the Association has revealed construction deficiencies in the as-built pool wall. These deficiencies have required excessive repair and maintenance of the pool at a very early age in the life span of the pool. The engineers have opined that the current thickness of the pool wall is insufficient and has the potential to become a considerable structural problem in the near future. In addition, the engineers have determined water is currently leaking through the deteriorated white coat covering the pool wall in many locations throughout the pool.

Master Association

Please be advised that Tidewater Property Management does not manage the Greenspring Quarry Association (master association). Please contact Residential Realty Group at (410)654-4444 for information regarding the master association.