

HOA/CONDO ASSOCIATION DISCLOSURE

This form approved by the North Dakota Association of REALTORS®, which disclaims any liability out of use or misuse of this form. Only REALTORS® licensed in North Dakota are authorized to use this form in compliance with NDAR's Statewide Forms Policy.

DISCLOSURES REQUIRED: As per North Dakota Century Code, Seller(s) shall disclose in writing to Buyer(s) the documents required by law by a mutually agreed upon date or within ten (10) days of executing a PURCHASE AGREEMENT to sell or transfer a property subject to the rules and regulations of an Association.

In turn, the Association shall furnish the documents required under this law within ten (10) days after a request is made by Seller(s) or Seller's authorized representative. If the requested documents below are not available, the Association shall notify Seller(s) of the unavailability of the documents. **NOTE: Financial records are required to be provided.**

This form is to be completed by a Representative of the Association and the Association will provide available documentation.

DATE: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____ County: _____

Condominium Association or Homeowner's Association: _____

The entity named on Line 12 shall be referred to herein as "Association".

President of Association: _____ Phone Number: _____

Secretary/Treasurer: _____ Phone Number: _____

Other Contact: _____ Phone Number: _____

Association Management Company (if applicable): _____

Contact: _____

Phone Number: _____

Building Insurance Company (if applicable): _____

Contact: _____

Phone Number: _____

Are pets allowed? ☐ Yes ☐ No Is this a certified 55 and older community? ☐ Yes ☐ No

Is there a sign policy? ☐ Yes ☐ No If "Yes" explain: _____

Number of designated parking spaces (if applicable): _____

The Association shall provide the following:

Association fee is _____ per _____.

Fee includes: ☐ Lawn Care

☐ Snow Removal

☐ Building Maintenance/amount in fund \$ _____

☐ Building Insurance \$ _____

☐ Other: _____

Buyer(s) Initials _____

		YES	NO	UNK	NA
1	Are there any unpaid common expenses or special assessments currently due and payable from Seller(s)? Explain and/or Attach:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Is there an amount of approved and/or pending special assessments? Explain and/or Attach:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Is there a copy of the bylaws, amendments, supplemental declarations, rules, or regulations of the Association, and the declaration other than the plats and plans? Explain and/or Attach:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Are the official minutes from the last two meetings of the Association available? Explain and/or Attach:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Are there any amounts of reserve and capital funds available and/or committed to current or pending projects of the Association? Explain and/or Attach:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Does the Association use a reserve study? Explain and/or Attach:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Is the current operating and reserve budget and year-to-date financial statement of the Association available? Explain and/or Attach:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Is any portion of the Association's reserves designated by Association for any specified projects? Explain and/or Attach:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Is there a statement of any unsatisfied judgments against the Association and/or the status of any pending lawsuits in which the Association is a defendant, excluding routine assessment collections? Explain and/or Attach:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Are there any alleged and uncured violations pertaining to the home or unit? Explain and/or Attach:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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|----|---|--------------------------|--------------------------|--------------------------|--------------------------|
| 11 | Are there any fees relating to the transfer of ownership or other fees not disclosed above?
Explain and/or Attach: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Is there a statement of the remedies available to the Association as a result of nonpayment for any fees?
Explain and/or Attach: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Is the assessment collection policy available?
Explain and/or Attach: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Is there notice of any Association restrictions related to the leasing of a unit?
Explain and/or Attach: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Is there a list of Association amenities?
Explain and/or Attach: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Are there any documents available indicating coverage provided by the Association along with a Claims Loss Statement and applicable Adjuster's Report(s)?
Explain and/or Attach: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

FOR CONDO ASSOCIATIONS ONLY:

FHA Approved? ☐ Yes ☐ No VA Approved? ☐ Yes ☐ No Can condo be rented? ☐ Yes ☐ No
 Are storage spaces available? ☐ Yes ☐ No If "Yes," where? _____

NOTICES: Buyer(s) is not liable for any unpaid assessments or fees greater than the amount provided in the documents prepared by the Association.

Completed by:

Association Representative Signature	Date	Printed Name	Title

Seller(s) is not liable to Buyer(s) for the failure or delay of an Association to provide the documents in a timely manner. **The PURCHASE AGREEMENT is voidable by Buyer(s) until the documents have been provided and for five (5) days after receipt of the documents or until conveyance, whichever occurs first.**

BUYER'S ACKNOWLEDGEMENT:

Buyer(s) acknowledges receipt of this Disclosure and noted supplementary documentation, if any. Buyer(s) acknowledges that Broker(s) and Agent(s) representing the sale of this Property have not made statements concerning the Association other than those listed in this Disclosure.

Buyer(s) acknowledges that Buyer(s) has been advised to verify the information listed in this Disclosure independently.

Buyer Signature	Date	Buyer Signature	Date