



CONDOMINIUM RESALE CERTIFICATE

(Section 82.157 Texas Property Code)

Condominium Certificate concerning Condominium Unit 701, in Building (G), of Mariner House Council of Co-Owners, Inc, a condominium project, located at 215 Postoffice Street #701 (Address), City of Galveston, County of Galveston, Texas, on behalf of the condominium owners association (the Association) by the Association's governing body (the Board).

- A. The Declaration does does not contain a right of first refusal or other restraint that restricts the right to transfer the Unit. If a right of first refusal or other restraint exists, see Section 28 of the Declaration.
- B. The periodic common expense assessment for the Unit is \$ 330.00 per month.
- C. There is is not a common expense or special assessment due and unpaid by the Seller to the Association. The total unpaid amount is \$ _____ and is for _____.
- D. Other amounts are are not payable by Seller to the Association. The total unpaid amount is \$ 25.00 and is for April 2021 HOA late fee for April.
- E. Capital expenditures approved by the Association for the next 12 months are \$ None.
- F. Reserves for capital expenditures are \$ 448,533.00; of this amount \$ Zero has been designated for _____.
- G. The current operating budget and balance sheet of the Association is attached.
- H. The amount of unsatisfied judgments against the Association is \$ N/A.
- I. There are are not any suits pending against the Association. The nature of the suits is _____.
- J. The Association does does not provide insurance coverage for the benefit of unit owners as per the attached summary from the Association's insurance agent.
- K. The Board has has no knowledge of alterations or improvements to the Unit or to the limited common elements assigned to the Unit or any portion of the project that violate any provision of the Declaration, by-laws or rules of the Association. Known violations are: _____.
- L. The Board has has not received notice from a governmental authority concerning violations of health or building codes with respect to the Unit, the limited common elements assigned to the Unit, or any other portion of the condominium project. Notices received are: N/A.
- M. The remaining term of any leasehold estate that affects the condominium is N/A and the provisions governing an extension or a renewal of the lease are: N/A.
- N. The Association's managing agent is RockCenter Realty/Judy Kay (Name of Agent)
2717 Avenue P, Galveston, TX 77550 (Mailing Address)

(281)733-8194

(Phone)

(Fax)

judy@RockCenterRealty.com

E-mail Address

215 Postoffice Street #701, Galveston, TX 77550

(Address of Property)

O. Association fees resulting from the transfer of the unit described above:

Description	Paid To	Amount
<u>2 months HOA fees to Mntce Reserve</u>	<u>Mariner House</u>	<u>\$660.00</u>
<u>1 month HOA dues - Buyer</u>	<u>Mariner House</u>	<u>\$330.00</u>
<u>TRANSFER FEES</u>	<u>Mariner House</u>	<u>\$250.00</u>

P. Required contribution, if any, to the capital reserves account \$ _____.


REQUIRED ATTACHMENTS:

1. Operating Budget
2. Insurance Summary
3. Balance Sheet

NOTICE: The Certificate must be prepared no more than three months before the date it is delivered to Buyer.

Mariner House Council of Co-Owners, Inc.

Name of Association

By:  Judy Hylton Kay

Name: Judy Kay 4/30/2021 2:26:04 PM CDT

Title: Property Manager

Date: April 30, 2021

Mailing Address: P.O. Box 16498, Galveston, TX. 77552

E-mail: judy@RockCenterRealty.com

This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 32-4. This form replaces TREC No. 32-3.

TREC NO. 32-4