



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

CONDOMINIUM RESALE CERTIFICATE

(Section 82.157, Texas Property Code)

Condominium Resale Certificate concerning Condominium Unit **211**, of Midtown Edge Condominium Association, a condominium project, located at **300 St. Joseph Parkway**, City of Clutch City, County of Harris, State of Texas, on behalf of the condominium owners' association (Midtown Edge Condominium Association) by the Association's governing body (the Board).

- A. The Declaration **does not** contain a right of first refusal or other restraint that restricts the right to transfer the Unit.
- B. The periodic common expense assessment for the unit is **\$749.29**, due **Monthly**.
- C. There **is** a common expense or special assessment due and unpaid by the Seller to the Association. The total unpaid amount is **\$15,013.22** and is for **Monthly assessments for July, August, and September (\$2,247.87) & the balance of the special assessment (\$12,765.35)**. .
- D. The total of all amounts due and unpaid to the Association that are attributable to the Property is **\$0.00**.
- E. Capital expenditures approved by the Association for the next 12 months are **\$0.00**.
- F. Reserves for capital expenditures are **see balance sheet**; of this amount **\$0.00** has been designated for **n/a**, as of **9/6/2023**
- G. The current operating budget and balance sheet of the Association is attached.
- H. There are **no** unsatisfied judgments against the Association.
- I. There are **no** lawsuits pending against the Association.
- J. The Association **does** provide insurance coverage for the benefit of unit owners as per the attached summary from the Association's insurance agent.
- K. The Board 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.
- L. The Board 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.
- M. The remaining term of any leasehold estate that affects the condominium is: **No leasehold**
- N. The Association's managing agent is: **Worth Ross Management Company, Inc.**
4144 N Central Expy #580 , Dallas, TX 75204
Phone: (214) 522-1943 Fax: (214) 528-6889
Email: katrina@worthross.com

Condominium Resale Certificate Concerning: **300 St. Joseph Parkway, Unit 211, Clutch City, TX 77002**

O. Association Fees resulting from the transfer of the unit are described below:

<u>Description</u>	<u>Paid To</u>	<u>Amount</u>
Transfer Fee	Worth Ross Management Company, Inc.	\$250.00
Advanced Monthly Assessment	Midtown Edge Condominium Association	\$749.29

P. Required contribution, if any, to the capital reserves account: **\$0.00**

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 the Buyer.

Midtown Edge Condominium Association

By: Worth Ross Management Company, Inc.
Print Name: Katrina Swindle
Title: VP of Administration
Date: September 6, 2023
Mailing Address: 4144 N Central Expy #580 , Dallas TX 75204
E-mail: resales@worthross.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.

Please Remit the Following Checks at Close:

Type	Payment Status	Send Check To	Amount
Product Fees (See below for breakdown)	Paid	Worth Ross Management Company, Inc. 4144 N Central Expy Ste 580 Dallas, TX 75204-2169	\$425.00
Owner's Current Balance	Pay at Close	Midtown Edge Condominium Association 4144 N Central Expy Ste 580 Dallas, TX 75204-2169	\$15,013.22
CondoCerts Service Fees	Paid	CondoCerts 8455 Lenexa Dr. Overland Park, KS 66214	\$20.00
Transfer Fee	Pay at Close	Worth Ross Management Company, Inc. 4144 N Central Expy Ste 580 Dallas, TX 75204-2169	\$250.00
Advanced Monthly Assessment	Pay at Close	Midtown Edge Condominium Association 4144 N Central Expy Ste 580 Dallas, TX 75204-2169	\$749.29

Please remit closing fees as indicated in the table above, excluding items already marked as "Paid". Please contact Worth Ross Management Company, Inc. at resales@worthross.com for final figures prior to closing this transaction and to notify us when this transaction records or cancels. Additionally, please provide Worth Ross Management Company, Inc. with a copy of the deed to ensure accurate transfer of ownership for their records.

Reference Transaction Number WRM-A09890 and the Property Address on all checks you issue.

Cancellation Policy	Insurance Information
Please note that if this transaction cancels or fails to close, the CondoCerts Service fee is nonrefundable.	Company: Alliant Insurance Agency: Alliant Insurance Phone: 713.627.2250 Fax: Email:

Documents Ordered

- Articles of Incorporation
- Budgets
- Condominium Declaration
- Insurance Declaration Pages
- Rules and Regulations

Schedule of Fees Charged for HUD-1 Closing Statement

Item	Charge Paid To	Payment Status	Amount
Standard Full Resale Disclosure Package	Management Company	Paid	\$425.00
Processing Fee	CondoCerts	Paid	\$20.00
Owner's Current Balance	Association	Pay at Close	\$15,013.22
Transfer Fee	Management Company	Pay at Close	\$250.00
Advanced Monthly Assessment	Association	Pay at Close	\$749.29

ADDITIONAL COMMENTS

Title Company: Please mail the deed and funds to Worth Ross Management Co, 4144 N Central Expressway #580 Dallas, TX 75204, after closing. Once we have received these items, we will be able to process the ownership transfer and send the new owner their payment instructions.

Please email Resales@WorthRoss.com 4 business days prior to closing to verify the amount owed at closing.

Buyer: Any vehicle parked within the association that is in violation of the association parking rules WILL BE TOWED AT THE OWNERS EXPENSE.

THIS RESALE CERTIFICATE HAS BEEN PREPARED TO PROVIDE THE INFORMATION REQUIRED BY SECTION 82.157 OF THE TEXAS PROPERTY CODE, WHICH IS A PART OF THE TEXAS UNIFORM CONDOMINIUM ACT AND IS LIMITED TO THE INFORMATION REQUIRED BY SECTION 82.157. THE ASSOCIATION AND THE PREPARER DISCLAIM ANY OTHER OBLIGATION TO PROVIDE, AND HAVE NOT PROVIDED INFORMATION BEYOND THE REQUIREMENTS OF SAID SECTION 82.157. EXCEPT TO THE EXTENT EXPRESSLY PROVIDED HEREIN, NEITHER THE ASSOCIATION, NOR THE BOARD, NOR THE PREPARER OF THIS RESALE CERTIFICATE, MAKES ANY REPRESENTATION OR WARRANTY AS TO THE CONDITION OF THE UNIT OR THE CONDOMINIUM PROPERTY, AND NO STATEMENT CONTAINED HEREIN SHOULD BE RELIED UPON IN LIEU OF A THOROUGH PHYSICAL INSPECTION OF THE UNIT AND THE CONDOMINIUM PROJECT.