

CERTIFICATE OF RESALE

Marlow Towers Condominium Association

In response to your request concerning certain information on 3811-102 St Barnabas Road, Suitland, MD 20746, MTCA a Condominium Association, pursuant to Sections 11-135 of the Real Property Article of the Annotated Code of Maryland, the undersigned certifies, as of the date this Certificate is executed below, as follows:

1. **Right of First Refusal:** The effect on the proposed conveyance of any right of first refusal or other restraint on the free alienability of the unit, other than any restraint created by the unit owner, is: There is NO right of first refusal in the condominium's declaration or bylaws.
2. **Common Expense/General Assessment:** The amount of the monthly, common expense assessment is: \$406.00 for the Unit.
3. **Unpaid Assessments (General and Special):** The amount of any unpaid common expense and special assessment adopted by the council of unit owners that is due and payable from the selling unit owner is: common expense assessment \$0.00; special assessment \$1,500.00.
4. **Special Assessment:** The amount of any adopted special assessment due and payable by the unit owners to the council of unit owners is: \$0.00.
5. **Other Fees:** The amount of any other fees payable by the unit owner to the council of unit owners is: \$0.00.
6. **Unbudgeted, Approved Capital Expenditures: None**
7. **Balance Sheet and Income Statement:** Attached hereto is a copy of the most recent regularly prepared balance sheet and income and expense statement of the condominium. This line is checked if either document does not exist .
8. **Budget and Reserve Study:** Attached hereto is a copy of the current operating budget of the condominium, including a copy of the current reserve study report or a summary of the report. This line is checked if there is no reserve study report.
9. **Reserve Fund:** The amount of any reserves or replacement fund is: \$779,427. This line is checked if no reserve fund exists.
10. **Outstanding Judgments:** The following judgments against the condominium remain unpaid and unsatisfied: None to the best of our knowledge.
11. **Pending Lawsuits:** The council of unit owners is a party to the following

pending suits, excluding assessment collections suits: None to the best of our knowledge.

12. **Insurance Policies:** Any insurance policies provided for the benefit of unit owners are described below: (Terms of the policy prevail over the descriptions.)

A description of the various insurance policies is attached.

PROPERTY INSURANCE DEDUCTIBLE DISCLOSURE. The condominium maintains property insurance, and the deductible under the property insurance is: \$ 25,000. If the damage originates in a Unit, the owner of that Unit is responsible for the payment of the deductible under the Association's property insurance policy, up to \$25,000.

Copies of the policies are available for inspection at the following location: If the lender requires a certificate of insurance, please contact Associated Insurance Management directly at 301-423-0700.

13. **Known Violations:** The council of unit owners has no actual knowledge that any alteration or improvement to the above-described Unit or to the limited common elements assigned to the Unit, if any, violates any provision of the declaration, bylaws, or rules and regulations, except: None to the best of our knowledge.
14. **Known Violations of Health and Building Code:** The council of unit owners has no actual knowledge of any violation of the health or building codes with respect to the above-described Unit, the limited common elements assigned to the Unit, if any, or any other portion of the condominium except: None to the best of our knowledge.
15. **Leasehold Estate:** The remaining term of any leasehold estate affecting the condominium and the provisions governing any extension or renewal thereof are: None to the best of our knowledge.
- This line is checked if no leasehold estate exists. ("Leasehold" is an estate (interest) in realty held under a lease. The existence of a ground rent on the condominium land would usually indicate a "leasehold estate".)
16. **Recreational Facilities:** Recreational or other facilities which are to be used by the unit owners or maintained by them or the council of unit owners are described as follows: Pool. These facilities are part of the common elements, except: NONE.

By: *Richlyn Emanuel*

Print Name: Richlyn Emanuel

Title: MTCA Treasurer

Note: *Resale certificates are not to be used by title companies for settlement information. Title companies must contact MTCA via email (frontdesk@marlowtowerscondo.org) for accurate settlement information.

***MTCA does not charge a set-up fee; a resale package fee of \$100 is collected when the package is requested.**

***Please notify MTCA. when settlement is complete. This will help expedite updating records for the new unit owners.**