

WA Resale Disclosure Certificate

Glenbrook

Current Owner: Alyssa Ross

Property Address: 27415 149th Ave SE

Kent, WA 98042-4355

Buyer: null null

Buyer Address: null

null null, null

Requestor Name: Alyssa Ross

Requestor Phone: 425-457-6956

Date Prepared: 06-03-2024

This Resale Certificate has been prepared in accordance with the requirements of RCW 64.34.425 (Section 4-107 of the Washington Condominium Act) and Section 409 of the Washington Uniform Common Interest Ownership Act on the Association by the undersigned authorized agent or officer of the Association (the "Preparer"). The information stated herein is based on the books and records of the Association and the actual knowledge of the Preparer. Neither the Association nor the Preparer guarantee the accuracy of the information contained herein. The information contained herein is as of the date of execution stated above(the "Date Prepared") and neither the Association nor the Preparer assume any obligation to supplement or update the information contained herein should any change in circumstances thereafter occur or be brought to the attention of the Association or the Preparer.

Please review the Seller and Buyer's responsibilities relative to the Section 409 of the Washington Uniform Common Interest Ownership Act and RCW 64.34.425 (Section 4-107 of the Washington Condominium Act). New Buyer is obligated to read and review ALL documents pertaining to the Association. This includes ALL attachments. It is the buyer's responsibility to understand the governing documents as well as the Fees and Fines, Move in and Out Fees, Reserve Study, Budget, New Carbon Monoxide Detector Law, Reserve and Budget Disclaimer and all rental/leasing restrictions.

1. RIGHT OF FIRST REFUSAL/RESTRAINTS ON ALIENATION: There are rights of first refusal or other restraints on sale of the unit:

None

2. ASSESSMENT: a) The regular assessment is:

\$265.00

b) Past due assessments against the unit are:

0.00

c) There are unpaid special assessments against the unit:

None

d) In addition to the monthly and special assessments in 2b & c above, the following is past due and unpaid:

0.00

e) Total owing at closing:

\$265.00

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3. DELINQUENT ASSESSMENTS RECEIVABLE: As of the date below, there are monthly assessments and/or special assessments against units in the Association that are past due over 30 days as follows:

\$2,471.78

4. DELINQUENT ASSOCIATION OBLIGATION: As of the date below, there are bills or other obligations of the Association which are past due over 30 days, as follows:

0.00

5. FEES AND FINES: The following fees are payable by Unit Owners:

**\$275 Resale Certificate, \$75 Refinance Package, \$125 Transfer Fee, \$25 Late Payment, \$10 Delinquency Notice, Fines for Violation of CC&R's and House Rules
If owner wants additional parking, it is \$60/month per space, \$.10 per copy.**

6. ANTICIPATED REPAIRS AND/OR REPLACEMENTS: a) The following repairs and/or replacements have been approved by the Board of Directors:

NONE

b) The Association has the following cash reserves for repairs and/or replacements:

\$122,307.41

Describe future projects, if any:

None

7. JUDGMENTS AND SUITS: There are unsatisfied judgments against the Association as follows:

None

8. PENDING SUITS: There are pending suits in which the Association is a defendant as follows:

None

9. ALTERATIONS OR IMPROVEMENTS TO THE UNIT WHICH VIOLATE THE DECLARATION: The following alterations or improvements to the unit violate the Declaration:

See current owner. Our knowledge is unknown.

10. DECLARANT UNITS/OCCUPANCY: a) Number of units in the Association and number owned by Declarant/Developer:

148 total units. 0 owned by declarant/developer.

b) Declarant/Developer has transferred control of the Association to the unit owners on:

May 1991

c) List number of principal residences, second or recreational homes, rental units, and owned by developer:

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148 principal residences

d) Does any one person or entity own more than 10% of the total units in the Association? If yes, the owner names and number of units they own are:

No

11. CODE VIOLATIONS: The units or other parts of the Association violate the following health or building codes:

None

12. LEASES a) The title of the unit is held in:

Fee Simple

b) The following leasehold estate affecting the Association is:

None

13. State any restrictions in the declaration affecting the amount that may be received by a unit owner upon sale, if any:

None

14. Describe any pending sale or encumbrance of common elements, if any:

None

15. Disclose the effect on the unit to be conveyed of any restrictions on the owner's right to use or occupy the unit or to lease the unit to another person, if any:

Units must be owner-occupied.

16. If any, provide age-related occupancy restrictions affecting the common interest community:

None

16. INSURANCE a) The insurance agent for the Association's master policy is:

Hub International
PO Box 3018
Bothell, WA 98041
425-489-4500
Dennis Boyd

b) Describe any insurance coverage the Association provides for the benefit of unit owners:

Refer to master policy.

18. WARRANTIES AND WARRANTY CLAIMS: a) Is the Association covered by a qualified warranty?

No

b) Are the common elements covered by a qualified warranty?

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No

c) The following claims have been made under the warranty. Included is the type of claim, resolution of the claim, type of repair performed, date of repair, cost of repair and name of the person or entity who performed the repair.

None

17. EXHIBITS: The following exhibits must be attached:

- a) **Condominium Declaration, and any Amendments thereto, showing recording numbers.**
- b) **Condominium Bylaws, and any Amendments thereto.**
- c) **Condominium Rules and Regulations, and any Amendments thereto.**
- d) **Current Condominium financial statements (including balance sheet, and reserve and expense statement) current to within the past 120 days.**
- e) **Annual Financial Statement**
- f) **Condominium Operating Budget**
- g) **Meeting Minutes**
- h) **Association current reserve study. NOTE: The lack of a current reserve study poses certain risks to you, the purchaser. Insufficient reserves may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a common element.**

A copy of the declaration, the organizational documents, the rules or regulations of the association, the minutes of board meetings and association meetings for the last twelve months (unless exempt), the annual financial statement of the association, including the audit report if it has been prepared, for the year immediately preceding the current year, the most recent balance sheet and revenue and expense statement (if any), and the current operating budget of the association.

The following professional management company manages the Association:

Bell-Anderson and Associates, LLC
10615 SE 256th Street, Suite 201
Kent, WA 98030

I. The remaining term of the management contract is:

Less than 1 year.

II. Termination of the contract requires the following payment of a penalty and/or more than 90 days notice:

Two months' management fees.

Association Current Reserve Study:

20. ELECTRIC VEHICLE CHARGING STATIONS. For electric charging stations located in the unit or the limited common elements assigned to the unit, please describe the following.

There are currently no charging stations.

(a) Application requirements and the status of any application:

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N/A

(b) Insurance information and requirements:

N/A

(c) Maintenance responsibilities:

N/A

(d) Associated costs, including any utility allocations:

N/A

(e) Any other requirements:

N/A

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STATUTORY NOTES: RCW 64.34.425 and Section 409 require every Association, within ten days after a request by a unit owner, to furnish a certificate containing the information provided above, together with any other information reasonably requested by mortgagees of prospective purchasers of units. Information requested generally by FNMA, FHLMC, GNMA, the VA and HUD is deemed reasonable, provided such information is reasonably available to the Association.

The selling unit owner is also required by RCW 64.34.425 and Section 409 to sign this Certificate, but is not liable to the Buyer for any erroneous information provided by the Association and included in the Certificate unless and to the extent the Unit Owner had actual knowledge of that erroneous information.

A Buyer is not liable for any unpaid assessment or fee against the Unit as of the Effective Date of this Certificate greater than the amount set forth in the Certificate unless and to the extent the Buyer had actual knowledge that a greater amount was due. Buyer is cautioned to contact the Association at the address below prior to closing of the sale for updated pay-off amounts to avoid liability for amounts assessed against the Unit after the Effective Date of this Certificate.

A unit owner is not liable to a Buyer for the failure or delay of the Association to provide a Resale Certificate in a timely manner, but the Buyer's contract is voidable by the Buyer until the Certificate has been provided and for five days thereafter or until conveyance, whichever occurs first.

I certify under penalty of perjury under the laws of the State of Washington that I am an owner of the Unit and that, to the best of my knowledge and belief, the foregoing is true and correct.

Dated this _____ day of _____, 20__ at _____ Washington

Unit Owner Signature _____

Note: Buyer understands that the real estate agent(s), if any, has not researched this information and is not qualified to advise on or interpret it. Buyer should seek independent legal, financial and/or other professional counsel with any questions or concerns.

I acknowledge receipt of the above Resale Certificate, including each of the exhibits listed.

Date: _____ Buyer Signature _____

Date: _____ Buyer Signature _____

I certify under penalty of perjury under the laws of the State of Washington that I am the Managing Agent of the Association, that I am authorized to make this Certificate on behalf of the Association, and that, to the best of my knowledge and belief, the foregoing is true and correct.

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Contact Information

The information above was obtained by the following representative of the project's Homeowners Association

Name: Debi Alexander

Phone: 253-852-8195

Title: Processing

Date: 06-03-2024

Debi Alexander

Signature

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Comments

Question #38 See attached exhibits for current reserve study.

All Vehicles must be registered, please do so at the community center (253-630-6689). Any structural changes need to be inspected by the department of Labor and Industries as required by law under the WXA 296-150M-0500.

New owner will also need to obtain garbage service and insurance for home and contents.

All homes are to be owner-occupied per the CC&R and Rules and Regs.

THIS DISCLOSURE IS INTENDED STRICTLY FOR THE USE OF REAL ESTATE AND LENDING PROFESSIONALS. THIS INFORMATION, WHILE DEEMED TO COME FROM RELIABLE SOURCES, IS NOT GUARANTEED. PROSPECTIVE BUYERS OF REAL ESTATE SHOULD SEEK APPROPRIATE AND COMPLETE DISCLOSURES FROM THE SELLER OF THE SUBJECT PROPERTY.

THE RESPONSES HEREIN ARE MADE IN GOOD FAITH AND TO THE BEST OF MY ABILITY AS TO THEIR ACCURACY.