

PURCHASER'S RECEIPT OF THE COMMON INTEREST COMMUNITY "RESALE PACKAGE"



PROPERTY ADDRESS: _____

Nevada law (NRS 116.4109 and 116.41095) require certain documents and a certificate (collectively, the "resale package") to be provided to prospective purchasers of property within a Common Interest Community (the "Association"). **Buyer is entitled to a five-day cancellation period required by NRS 116.4109 as more fully described in the purchase agreement.**

NRS 116.4109 Resales of units. [Effective January 1, 2020.]

1. Except in the case of a sale in which delivery of a public offering statement is required, or unless exempt under subsection 2 of NRS 116.4101, a unit's owner or his or her authorized agent shall, at the expense of the unit's owner, furnish to a purchaser a resale package containing all of the following:

(a) A copy of the declaration, other than any plats, the bylaws, the rules or regulations of the association and the information statement required by NRS 116.41095.

(b) A statement from the association setting forth the amount of the monthly assessment for common expenses and any unpaid obligation of any kind, including, without limitation, management fees, transfer fees, fines, penalties, interest, collection costs, foreclosure fees and attorney's fees currently due from the selling unit's owner.

(c) A copy of the current operating budget of the association and current year-to-date financial statement for the association, which must include a summary of the reserves of the association required by NRS 116.31152 and which must include, without limitation, a summary of the information described in paragraphs (a) to (e), inclusive, of subsection 3 of NRS 116.31152.

(d) A statement of any unsatisfied judgments or pending legal actions against the association and the status of any pending legal actions relating to the common-interest community of which the unit's owner has actual knowledge.

(e) A statement of any transfer fees, transaction fees or any other fees associated with the resale of a unit.

(f) In addition to any other document, a statement describing all current and expected fees or charges for each unit, including, without limitation, association fees, fines, assessments, late charges or penalties, interest rates on delinquent assessments, additional costs for collecting past due fines and charges for opening or closing any file for each unit.

Record of Delivery: On _____ (date), I _____, as the Seller(s) or his authorized agent, delivered the resale package for _____.

Name of CIC

to: _____ as agent for _____

Name of Buyer's Agent

Buyer's Name(s)

Delivered by: _____

Signature

Delivery Accepted by: _____

Signature

Printed Name

Purchaser's Receipt: On _____ (date), I/we the undersigned Buyer received the following "resale package" in hard copy -OR- electronic format (which Buyer(s) agree to accept):

Address delivered to: _____

Email Address delivered to: _____

Buyer agrees that should the parties fail to close for any reason, Buyer shall return all the above-stated documents at the time of cancellation of escrow or reimburse Seller the cost of replacement of those documents.

BUYER'S SIGNATURE

DATE

BUYER'S SIGNATURE

DATE

BUYER'S SIGNATURE

DATE

BUYER'S SIGNATURE

DATE