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

PROPERTY ADDRESS: ____

Under Nevada law (specifically NRS 116.4109 and 116.41095), prospective buyers of properties located within a Common Interest Community (the "Association") must be given specific documents and a certificate, collectively known as the "resale package". **The buyer has a five-day cancellation period as mandated by NRS 116.4109, as further detailed in the purchase agreement.**

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

1. Unless the sale requires a public offering statement or qualifies for an exemption under NRS 116.4101(2), the unit owner—or their authorized representative—must provide the purchaser, at the owner's expense, with a resale package that includes all of the following:

(a) A copy of the declaration (excluding any plats), along with the association's bylaws, rules and regulations, and the disclosure statement required under NRS 116.41095.

(b) A statement issued by the association detailing the current monthly common expense assessment and any outstanding amounts owed by the selling unit owner, including but not limited to management fees, transfer charges, fines, penalties, interest, collection expenses, foreclosure-related fees, and attorney's fees.

(c) A copy of the association's current operating budget and year-to-date financial statement, which must include a summary of the association's reserves as required by NRS 116.31152, along with a summary of the information outlined in paragraphs (a) through (e) of subsection 3 of NRS 116.31152.

(d) A statement outlining any unresolved judgments or ongoing legal actions against the association, as well as the status of any pending legal matters concerning the common-interest community that the unit owner is aware of.

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

(f) A statement detailing all current and anticipated fees or charges for each unit, including, but not limited to, association fees, fines, assessments, late fees or penalties, interest on overdue assessments, additional costs for collecting unpaid fines, and charges for opening or closing any unit file.

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: ____

The Buyer agrees that if the transaction does not close for any reason, they will return all of the aforementioned documents at the time escrow is canceled, or reimburse the Seller for the cost of replacing those documents.

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BUYER'S SIGNATURE DATE

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BUYER'S SIGNATURE DATE

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BUYER'S SIGNATURE DATE

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BUYER'S SIGNATURE DATE