

**COMMON INTEREST COMMUNITY (RCW 64.90) & CONDOMINIUM (RCW 64.34)  
RESALE CERTIFICATE**

Unit Number/Address: 9222 Roosevelt Way NE Commercial Condo A  
(9218-9220), Seattle, WA 98115

Community Name: Maple Court Seattle Condominium Assoc.

Buyer:

**Instructions:** A unit owner must furnish to a purchaser before execution of any contract for sale of a unit, or otherwise before conveyance, this resale certificate form or a statutory equivalent, unless seller attests that a resale certificate is unavailable as provided in RCW 64.90.600(4) and the buyer has expressly waived the right to receive a resale certificate. (RCW 64.90.640(1))

This resale certificate form or a statutory equivalent must be prepared by the association's officer or its authorized agent. It cannot be prepared by the real estate broker. The preparer must answer each question and attach every exhibit listed. The preparer must sign this certificate. If there is insufficient space to fully answer any question, or there is additional information which would affect any answer, the preparer should include the additional information in Section 22 (Remarks).

If the resale certificate is first provided to a purchaser more than five days before execution of a contract for the purchase of a unit, the purchaser does not have the right under RCW 64.90.640 to cancel the executed contract. If the certificate is first provided to a purchaser five days or less before the purchaser signs a contract for the purchase of a unit, the purchaser, before conveyance of the unit to the purchaser, may cancel the contract by delivering, no later than the fifth day after first receiving the certificate, a notice of cancellation to the seller. If the certificate is first provided to a purchaser less than five days before the closing date for the conveyance of the unit, the purchaser may, before conveyance of the unit to the purchaser, extend the closing date to a date not more than five days after the purchaser first received the resale certificate. (RCW 64.90.640(3)(b))

A purchaser is not liable for any unpaid assessment or fee greater than the amount set forth below.

The information is based on the books and records of the association and the actual knowledge of the preparer.

**1. RIGHT OF FIRST REFUSAL / RESTRAINT ON ALIENATION:**

There is not a right of first refusal or other restraint on the free alienability of the unit contained in the declaration.

**2. ASSESSMENT:**

- (a) The assessment currently due for the unit is \$940.00.
- (b) Past due and unpaid Monthly assessments against the unit total \$0.00.
- (c) There are no special assessments levied against the unit.

**3. DELINQUENT ASSESSMENTS:**

As of 2/13/2026 (must be a date within the past 45 days) there are assessments against units in the association that are past due over 30 days totaling: \$14,744.13

**4. DELINQUENT ASSOCIATION OBLIGATIONS:**

As of 2/13/2026 (must be a date within the past 45 days) there are no monetary obligations of the association which are past due over 30 days.

**5. FEES:**

The following fees are payable to the association by unit owners (check all that apply):

- |   |                                |
|---|--------------------------------|
| ✓ Fines for Violation of Rules: See Fine Schedule in Rules and Regulations Updated 5.9.23 | ✓ Late Payment: \$75.00        |
| ✓ Move-in / Move-out: \$200.00  | ✓ Resale Certificate: \$275.00 |
| Record Copying:   | Parking:                       |
| Storage:  | Use of Common Facilities:      |
| Rental of Units:  | Other:                         |

Additional Information regarding the fees above:

**6. ANTICIPATED EXPENDITURE, REPAIRS, AND REPLACEMENT COSTS:**

- a) There are reasonably anticipated expenditures, repairs, or replacement costs in excess of 5% of the board-approved annual budget of the association, regardless of whether the unit owners are entitled to approve such costs. The amount is Unknown for This is only in relation to the current water loss of which the insurance claim and individual unit claims are started but the final costs and if it will exceed the amount of the insurance is not known. Unit 103 was not affected in this water loss..
- b) The association has cash reserves for repairs and/or replacements as of 2/13/2026, totaling \$360,761.51.

**7. RESERVE STUDY:**

The association does have a reserve study prepared in accordance with RCW 64.90 and RCW 64.34.

**8. UNSATISFIED JUDGMENTS AND LEGAL ACTIONS:**

There are no unsatisfied judgments against the association.

There are no legal actions in which the association is a party or claimant.

**9. INSURANCE:**

- (a) The insurance broker or agent for the association's insurance policy is:

Name: Various  
Agency: Carter Insurance Agency  
Address: Contact agent  
Phone: 425-557-9275  
Email: office@insuredwithfarmers.com

- (b) Describe any insurance coverage carried by the association:  
Contact agent

**10. EXISTING USES, ALTERATIONS, OR IMPROVEMENTS:**

The board has not given or received notice in a record that any existing uses, occupancies, alterations, or improvements in or to the seller's unit or to the limited common elements allocated to that unit violate any provision of the governing documents.

**11. DECLARANT:**

- (a) There are 0 units in the association that are owned by the declarant.
- (b) The declarant transferred control of the association to the unit owners on December 1999.
- (c) The units are held as Fee Simple.
- (d) Total Number of Units: 28
- (e) Owner Occupied Units: 23
- (f) Rental Units: 5

- (g) Does any entity own more than 10% of the units? No  
If Yes, name the Owner(s) and the number of units they own:  
N/A

**12. ENVIRONMENTAL, HEALTH, AND BUILDING CODES:**

The board has not received notice in a record from a governmental agency of any violation of environmental, health, or building codes with respect to the seller's unit, to the limited common elements allocated to that unit, or any other portion of the common interest community that has not been cured.

**13. LEASEHOLD ESTATE:**

There is no leasehold estate affecting the common interest community.

**14. RESTRICTIONS ON AMOUNTS UPON SALE:**

Please refer to the declaration and governing documents regarding any rules affecting the amount that may be received by a unit owner upon sale.

**15. PENDING SALE OR ENCUMBRANCE OF COMMON ELEMENTS:**

There is no pending sale or encumbrance of common elements unless described here:

N/A

**16. RESTRICTIONS ON USE, OCCUPANCY, AND LEASE:**

There are no restrictions on the owner's right to use or occupy the unit or to lease the unit to another person.

**17. WARRANTIES AND WARRANTY CLAIMS:**

- (a) The units are not covered by a qualified warranty.
- (b) The common elements are not covered by a qualified warranty.
- (c) Claims have not been made under the warranty.

**18. AGE RESTRICTIONS:**

There are no age-related occupancy restrictions affecting the common interest community.

**19. ELECTRONIC VEHICLE CHARGING STATIONS:**

**20. EXHIBITS:**

- (a) Declaration, any amendments thereto, and the organizational documents.
- (b) Association rules and regulations, and any amendments thereto.
- (c) Minutes of board meetings and association meetings for the last 12 months, or as available from the association.
- (d) Annual financial statement of the association, including the audit report if it has been prepared for the year immediately preceding the current year.
- (e) The most recent balance sheet and revenue and expense statement, if any, of the association.
- (f) Current operating budget of the association.
- (g) In a cooperative, an accountant's statement, if any is prepared, as to the deductibility for federal income tax purposes by the unit owner of real estate taxes and interest paid by the association.
- (h) The association's current reserve study is attached.

**21. STATUTORY DISCLOSURE:**

THIS UNIT IS LOCATED WITHIN A COMMON INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION, BYLAWS, RULES, AND OTHER WRITTEN INSTRUMENTS GRANTING AUTHORITY TO THE ASSOCIATION AS ADOPTED (THE "GOVERNING DOCUMENTS"). THE PURCHASER OF THIS UNIT WILL BE REQUIRED TO BE A MEMBER OF THE ASSOCIATION AND WILL BE SUBJECT TO THE GOVERNING DOCUMENTS.

THE GOVERNING DOCUMENTS WILL IMPOSE FINANCIAL OBLIGATIONS UPON THE OWNER OF THE UNIT, INCLUDING AN OBLIGATION TO PAY ASSESSMENTS TO THE ASSOCIATION WHICH MAY INCLUDE REGULAR AND SPECIAL ASSESSMENTS, FINES, FEES, INTEREST, LATE CHARGES, AND COSTS OF COLLECTION, INCLUDING REASONABLE ATTORNEYS' FEES.

THE ASSOCIATION HAS A STATUTORY LIEN ON EACH INDIVIDUAL UNIT FOR ANY UNPAID ASSESSMENT FROM THE TIME IT IS DUE. FAILURE TO PAY ASSESSMENTS COULD RESULT IN THE FILING OF A LIEN ON THE UNIT AND LOSS OF THE UNIT THROUGH FORECLOSURE.

THE GOVERNING DOCUMENTS MAY PROHIBIT OWNERS FROM MAKING CHANGES TO THE UNIT WITHOUT REVIEW AND THE APPROVAL OF THE ASSOCIATION, AND MAY ALSO IMPOSE RESTRICTIONS ON THE USE OF UNIT, DISPLAY OF SIGNS, CERTAIN BEHAVIORS, AND OTHER ITEMS.

PURCHASERS OF THIS UNIT SHOULD CAREFULLY REVIEW THE FINANCIAL OBLIGATIONS OF MEMBERS OF THE ASSOCIATION, THE CURRENT STATE OF THE ASSOCIATION'S FINANCES, THE CURRENT RESERVE STUDY, IF ANY, THE GOVERNING DOCUMENTS, AND THE OTHER INFORMATION AVAILABLE IN THE RESALE CERTIFICATE. THE GOVERNING DOCUMENTS CONTAIN IMPORTANT INFORMATION AND CREATE BINDING LEGAL OBLIGATIONS. YOU SHOULD CONSIDER SEEKING THE ASSISTANCE OF LEGAL COUNSEL.

**22. REMARKS:**

Please have the buyer complete the attached Welcome Letter as part of the closing process and please return it to Data@CondoManagements.com. Thank you.

For final balances, order the Closing Escrow Demand from CondoCerts.com.

After the closing of Escrow, the Seller will need to CANCEL their scheduled automatic monthly homeowners assessment payments. These payments might be set up through their bank's BILL PAY system OR through First Citizens Bank PROPERTY PAY.

Date: 2/19/26

I certify under penalty of perjury that I am the Community Association Manager of the association. I am authorized to make this certificate on behalf of the association. To the best of my knowledge and belief, the foregoing is true and correct.

Maple Court Seattle Condominium Assoc.  
Association

By: Terri Harle  
Preparer

I certify under penalty of perjury that, to the best of my knowledge and belief, the foregoing is true and correct.

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Unit Owner / Seller

