

WA Resale Disclosure Certificate
Wallingford Court Condominium Association

Current Owner: Katherine Mahaffey
Property Address: 4530 Meridian Ave N Unit: Apt S02
Seattle, WA 98103-6951

Requestor Name: SU HARAMBE
Requestor Phone: 206-372-4975

Date Prepared: 03-24-2026

This Resale Certificate has been prepared in accordance with the requirements of RCW 64.34.425 (Washington Condominium Act) and RCW 64.90.640 (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.

"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 THE 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."

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Please review the Seller and Buyer's responsibilities relative to the RCW 64.34.425 (Washington Condominium Act) and RCW 64.90.640 (Washington Uniform Common Interest Ownership 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:

\$684.98 / Monthly

b) Past due assessments against the unit are:

\$0.00

c) There are unpaid special assessments against the unit:

4530 Meridian Ave N Apt S02 has paid in full the 2025 Special Assessment

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

None

e) Total owing at closing:

Buyer 2 months pre-paid assessment: $\$684.98 \times 2 = \$1,369.96$

Buyer Transfer Fee: \$230.00

Move In Fee: \$100.00

Move Out Fee: \$100.00

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:

Delinquency report is available in www.HomeWiseDocs.com

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:

None

5. FEES AND FINES:

The following fees are payable by Unit Owners:

Late Charge of \$25.00 if unpaid on the 10th of the month

6. ANTICIPATED REPAIRS AND/OR REPLACEMENTS:

a) The following repairs and/or replacements greater than 5% of the budget have been approved by the Board of Directors:

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None at this time.

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

\$282,563.82

Describe future projects, if any:

None at this time.

7. JUDGMENTS AND SUITS:

There are unsatisfied judgments against the Association as follows:

None Known to Manager

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

None Known to Manager

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

None known by management or disclosed by Owner or Owners Agent.

10. DECLARANT UNITS/OCCUPANCY:

a) Number of units in the Association and number owned by Declarant/Developer:

20/0

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

1985

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

Total Units: 20

Rental Cap: 5

Owner Occupancy: 75%

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 known by management or disclosed by Owner or Owners Agent.

12. LEASES:

a) The title of the unit is held in:

Fee simple

b) The following leasehold estate affecting the Association is:

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N/A

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

Unknown

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 restriction on the right to use or occupy the unit, including a restriction on a lease or other rental of the unit, if any:

Rental Restriction - see Declaration/CC&Rs for details.

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

None

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

LaBarre/Oksnee Insurance
800-698-0711
949-588-1275
info@hoa-insurance.com

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

Call insurance Agent for this information

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?

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 Known to Manger

19. EXHIBITS: The following exhibits must be attached:

Budget, Bylaws, financials, Declaration, Ye Financials, Insurance Dec, Reserve Study, Rules and Special Assessment information

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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), an accountant's statement (if any was prepared in a cooperative) and the current operating budget of the association.

The following professional management company manages the Association:

The Management Trust
19820 North Creek Parkway, Suite 101
Bothell, Washington 98011
425-897-3400

I. The remaining term of the management contract is:

Yearly contract

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

N/A

Association Current Reserve Study:

2026, 2027 in progress

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.

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

Application would need to be submitted to the board for approval.

(b) Insurance information and requirements:

Application would need to be submitted to the board for approval.

(c) Maintenance responsibilities:

Application would need to be submitted to the board for approval.

(d) Associated costs, including any utility allocations:

Application would need to be submitted to the board for approval.

(e) Any other requirements:

Application would need to be submitted to the board for approval.

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STATUTORY NOTES: RCW 64.34.425 and RCW 64.90.640 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 RCW 64.90.640 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.

The Buyer may cancel a contract for the purchase of the unit within five days after first receiving the resale certificate. If the resale certificate is first provided to a Buyer more than five days before execution of a contract for the purchase of a unit, the Buyer does not have the right under this section to cancel the executed contract. If the resale certificate is first provided to a Buyer five days or less before the Buyer signs a contract for the purchase of a unit, the Buyer, before conveyance of the unit to the Buyer, may cancel the contract by delivering, no later than the fifth day after first receiving the resale certificate, a notice of cancellation to the seller. If the resale certificate is first provided to a Buyer less than five days before the closing date for the conveyance of that unit, the Buyer may, before conveyance of the unit to the Buyer, extend the closing date to a date not more than five days after the Buyer first received the resale certificate.

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: Felipe Munoz
Title: Escrow Specialist

Phone: 425-897-3400 Ext: 8839
Date: 03-24-2026

Felipe Munoz

Signature

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Comments

Question #34 Budget, Bylaws, financials, Declaration, Ye Financials, Insurance Dec, Reserve Study, Rules and Special Assessment information

please note, this is not a demand