

MOSIER VALLEY PROPERTY OWNERS AND NEIGHBORHOOD
ASSOCIATION

Subdivision Resale Certificate

Issued pursuant to Texas Property Code § 207.003

NOTICE TO BUYER: The information contained in this Resale Certificate is subject to change. Under Texas law, this certificate must have been prepared no earlier than 60 days before the date it is delivered to you.

1. Property & Transaction Details

Property Address: _____
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Legal Description: _____
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Current Owner Name(s): _____
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Prospective Buyer Name(s): _____
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2. Statutory Disclosures (Texas Property Code § 207.003(b))

The Mosier Valley Property Owners Association ("the Association") hereby certifies the following information regarding the subject property as of the date of preparation:

Sec	Required Statutory Information	Disclosure Statement / Details
A	Right of First Refusal / Restraints	Does the Association have a right of first refusal on the owner's transfer right? [] No [] Yes (If yes, describe: _____)
B	Regular Assessments	Amount: \$_____ Frequency: [] Monthly [] Quarterly [] Annually
C	Special Assessments	Amount approved due after delivery: \$_____ Purpose: _____
D	Unpaid Dues / Liens	Total of all amounts currently due and unpaid to the Association: \$_____
E	Capital Expenditures	Total approved for current fiscal year not yet due: \$_____

F	Reserves	Amount of Association reserves allocated for capital expenditures: \$ _____
G	Unsatisfied Judgments	Are there any active unsatisfied judgments against the Association? ☐ No ☐ Yes (If yes, amount: \$ _____)
H	Pending Lawsuits	Is the Association a party to any active pending lawsuits? ☐ No ☐ Yes (If yes, details: _____)
I	Insurance Coverage	The Association maintains property/liability insurance for common areas. (A copy of the Association's Certificate of Insurance is attached)
J	Property Violations	Do Association records reflect any active violations of rules on this property? ☐ No ☐ Yes (Describe: _____)
K	Transfer & Resale Fees	• Transfer Fee: \$ _____ (Paid to: _____) • Resale Certificate Fee: \$ _____ (Paid to: Association)

3. Required Association Documents to Attach (Tex. Prop. Code § 207.003(a))

The Seller must provide the Buyer with current copies of the following subdivision documents alongside this Resale Certificate:

- Declaration of Covenants, Conditions, and Restrictions (CC&Rs;)
- Association Bylaws and Rules
- Current Certificate of Insurance
- Most Recent Association Operating Budget & Balance Sheet

4. Association Certification & Signature

The undersigned, being an officer or authorized representative of the Mosier Valley Property Owners Association, hereby certifies that the information contained in this Resale Certificate is true, accurate, and complete to the best of their knowledge as of the date signed below.

Authorized Signature: _____

Date of Execution: _____

Printed Name: _____

Title/Role: _____

Association Contact Email: **director@mosiervalleypoaa.org**