

**JOINT APPROVED FORM, WINNEBAGO COUNTY BAR ASSOCIATION "WCBA"
AND ROCKFORD AREA ASSOCIATION OF REALTORS® "RAAR"**

**CONDOMINIUM RIDER
FOR REALES OF SINGLE-FAMILY RESIDENTIAL UNITS ONLY
(NOT TO BE USED FOR NEW CONSTRUCTION SALES)**

This Condominium Rider is made to a Contract for Purchase and Sale between the undersigned parties for the premises located at _____, _____, Illinois.

1. Seller shall deliver to Buyer the following documents within ten (10) business days of the final acceptance of this Contract:
 - A. Copies of Condominium Declaration, By-laws, other condominium instruments and Association Rules and Regulations; and
 - B. Statements of the following:
 - 1) any liens, unpaid assessments or charges against the Unit;
 - 2) anticipated capital expenditures within the current or succeeding two fiscal years;
 - 3) status and amount of replacement fund reserves, including funds earmarked for a specified project;
 - 4) financial condition of Unit Owners' Association for the last fiscal year available;
 - 5) status of any pending suits or judgments in which the Unit Owners' Association is a party;
 - 6) insurance coverage for all Unit Owners by the Unit Owners' Association;
 - 7) improvements or alterations made to the Unit or the limited common elements assigned thereto by the prior Unit Owner are in good faith believed to be in compliance with the condominium instruments;
 - 8) the identity and mailing address of the principal officer of the Unit Owners' Association or of the other officer or agent as is specifically designated to receive notices.
 - 9) any common expenses (including but not limited to assessments, late fees, attorneys fees, and costs), if any, to be paid by Buyer under Section 9(g) (1) and (4). 765 ILCS 605/9(g) (1) and (4).
 - 10) any additional information as is required under the Illinois Condominium Property Act resale provisions. 765 ILCS 605/22.1.
2. This Contract is subject to Buyer's disapproval of the above-listed condominium information. In the event Buyer does not give written disapproval of the above-listed condominium information within seven (7) business days of the last of such information delivered by Seller, this Contract shall remain in effect.
3. Condominium association dues shall be prorated as of date of closing and Buyer shall pay any transfer fee of the Association, except that Buyer may be responsible for up to six (6) months of Association common expenses if the unit is purchased at a judicial foreclosure sale or from the Mortgagee per 765 ILCS 605/9(g)(4).

_____ SELLER	_____ Date	_____ BUYER	_____ Date
_____ SELLER	_____ Date	_____ BUYER	_____ Date