

Common Interest Community (CIC) Documents

in regards to

Buyers of Bank Owned Properties and Short Sales

Property Address: _____

We have been advised by the Seller, through their agent, that the Seller will cooperate in furnishing the CIC documents as provided for in NRS 116.4109 1.

“A unit’s owner or his authorized agent shall furnish to a purchaser a Resale Package containing all of the following”

This statute continues to name items (a) through (d), which list all the items in the CIC package. While Seller agrees to furnish and open access for Buyer to receive the CIC package, Seller does not wish to pay for the package.

Your agent and brokerage firm are both extremely concerned that you have full awareness of the property and community where you are purchasing. We hereby recommend that you purchase the Common Interest Community documents and review them carefully, noting any restrictions contained within. We (agent and brokerage firm) are not aware of what these documents and restrictions contain.

In the event that you do not receive the documents prior to closing, you will forfeit some of your rights per NRS 116.4109 2. as follows:

If the purchaser has accepted a conveyance of the unit, the purchaser is not entitled to:

- (a) Cancel the contract pursuant to this subsection; or
- (b) Damages, rescission or other relief based solely on the grounds that the unit’s owner or his authorized agent failed to furnish the resale package, or any portion thereof, as required by this section.

This disclosure is hereby understood and acknowledged by Buyer(s):

Buyer Signature

Date

Buyer Signature

Date