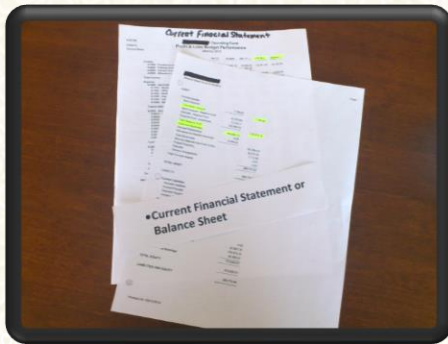


## CONDOMINIUM DOCUMENTS THAT NEED EXTRA TIME TO ORDER

### Two documents that require an average of 3 business days to obtain:

Several condominium management companies require additional turn-around time to provide special order documents. Typically provided within 3 business days from when ordered:

- The **Current Financial Statement** is a document that provides detail regarding the current operating fund and the current balance in the reserve fund. This document should not be older than 2 months from the month of the document review being completed.

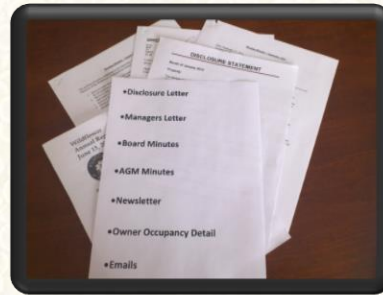


### Sample Monthly Financial Statement pages include:

- **Balance Sheet**
- **Profit & Loss**
- **Budget Comparison**

The **Disclosure information** is provided under many names; Information Statement, Managers letter, Disclosure Letter or Notice are common.

This information details the status of any structural issues, envelope issues, major projects, special assessments that are levied, bylaw resolutions in process, legal actions or judgement, and more.



**Required to be dated that month of the Review and have the correct reference to the Unit being purchased**

### Condo Check® can help

To protect yourself and your client. Recommend Condo Check to your condo buyer or seller. Allow the appropriate condition date to enable Condo Check to complete a thorough review for you buyer.

**If you would like assistance in identifying the condo documents please contact Sandy at Condo Check, to arrange a time:**

**Phone: DL (403) 454-6034, Cell (403) 830-7798, or  
E-mail: [sandy@condo-check.com](mailto:sandy@condo-check.com)**

**Contact the office at 403-509-2250**

**[intake@condo-check.com](mailto:intake@condo-check.com)**

**[www.condo-check.com](http://www.condo-check.com)**

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**Be sure to include the time required to obtain documents and complete a review when choosing the condition date for the review to be completed?**

Let the Condo Check Condo

- Peace of mind
- Buyer retention
- Buyers refer you to their friends when you save them stress, frustration and money by preventing them from being surprised after buying a condominium.

