

SELLER'S PROPERTY DISCLOSURE STATEMENT

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

SPD

1 Property Address _____ 1

2 _____ 2

3 Seller _____ 3

4 The Real Estate Seller Disclosure Law (68 P.S. §7301 et. seq.) requires that a seller of a property must disclose to a buyer all known 4
5 material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this disclo- 5
6 sure statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with dis- 6
7 closure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic dis- 7
8 closure form can find the form on the Web site of the Pennsylvania State Real Estate Commission. 8

9 This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for 9
10 any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or 10
11 representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns 11
12 about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation 12
13 to disclose a material defect that may not be addressed on this form. 13

14 A Material Defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the 14
15 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsys- 15
16 tem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. 16

17 1. SELLER'S EXPERTISE Seller does not possess expertise in contracting, engineering, architecture, environmental assessment or 17
18 other areas related to the construction and conditions of the property and its improvements, except as follows: _____ 18
19 _____ 19

20 2. OWNERSHIP/OCCUPANCY 20

21 (a) Is the property currently occupied? ___ Yes ___ No If "yes," by whom? ___ Seller ___ Other occupants (tenants) 21
22 If property is not occupied, when was it last occupied? _____ 22

23 (b) How long have you owned the property? _____ 23

24 (c) Are you aware of any pets having lived in the house or other structures during your ownership? ___ Yes ___ No 24
25 If "yes," describe: _____ 25

26 3. ROOF 26

27 (a) Date roof installed: _____ Documented? ___ Yes ___ No ___ Unknown 27

28 (b) Has the roof been replaced or repaired during your ownership? ___ Yes ___ No 28
29 If "yes," was the existing roofing material removed? ___ Yes ___ No ___ Unknown 29

30 (c) Has the roof ever leaked during your ownership? ___ Yes ___ No 30

31 (d) Are you aware of any problems with the roof, gutters, flashing or downspouts? ___ Yes ___ No 31

32 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: 32
33 _____ 33

34 4. BASEMENTS AND CRAWL SPACES (Complete only if applicable) 34

35 (a) Does the property have a sump pump? ___ Yes ___ No ___ Unknown 35
36 If "yes," has it ever run? ___ Yes ___ No ___ Unknown Is it in working order? ___ Yes ___ No ___ Unknown 36

37 (b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? ___ Yes ___ No 37

38 (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? ___ Yes ___ No 38

39 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: 39
40 _____ 40

41 5. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS 41

42 (a) Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? ___ Yes ___ No 42

43 (b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests? ___ Yes ___ No 43

44 (c) Is your property currently under contract by a licensed pest control company? ___ Yes ___ No 44

45 (d) Are you aware of any termite/pest control reports or treatments for the property? ___ Yes ___ No 45

46 Explain any "yes" answers in this section, including the name of any service/treatment provider, if applicable: 46
47 _____ 47

48 6. STRUCTURAL ITEMS 48

49 (a) Are you aware of any past or present water leakage in the house or other structures? ___ Yes ___ No 49

50 (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other 50
51 structural components? ___ Yes ___ No 51

52 (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? ___ Yes ___ No 52

53 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco? 53
54 ___ Yes ___ No ___ Unknown If yes, date installed, if known _____ 54

55 (e) Are there any defects (including stains) in flooring or floor coverings? ___ Yes ___ No ___ Unknown 55

56 (f) Are you aware of any fire, storm, water or ice damage to the property? ___ Yes ___ No 56

57 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: 57
58 _____ 58

59 Buyer Initials: _____ Date _____

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Seller Initials: _____ Date _____



60 7. **ADDITIONS/REMODELS** Have you made any additions, structural changes, or other alterations to the property? Yes No 60
61 If "yes," describe: _____ 61
62 _____ 62

63 **8. WATER SUPPLY** 63

- 64 (a) What is the source of your drinking water? Public Water Well on Property Community Water 64
65 None Other (explain): _____ 65
66 (b) When was your water last tested? _____ Test results: _____ 66
67 If your drinking water source is not public, is the pumping system in working order? Yes No 67
68 If "no," explain: _____ 68
69 (c) Do you have a softener, filter, or other treatment system? Yes No 69
70 If you do not own the system, explain: _____ 70
71 (d) Have you ever had a problem with your water supply? Yes No 71
72 (e) Has your well ever run dry? Yes No Not Applicable 72
73 (f) Is there a well on the property not used as the primary source of drinking water? Yes No 73
74 If yes, is the well capped? Yes No 74
75 (g) Is the water system shared? Yes No 75
76 (h) Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items? 76
77 Yes No 77

78 **Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:** 78
79 _____ 79

80 **9. SEWAGE SYSTEM** 80

- 81 (a) What is the type of sewage system? Public Sewer Individual On-lot Sewage Disposal System 81
82 Individual On-lot Sewage Disposal System in Proximity to Well Community Sewage Disposal System 82
83 Ten-acre Permit Exemption Holding Tank None None Available/Permit Limitations in Effect 83
84 Other type of sewage system (explain): _____ 84
85 _____ 85
86 (b) If Individual On-lot sewage system, what type? Cesspool Drainfield Unknown 86
87 Other (specify): _____ 87
88 (c) Are there any septic tanks on the Property? Yes No Unknown 88
89 If "yes," what type of tank(s)? Metal/steel Cement/concrete Fiberglass Unknown 89
90 Other (specify): _____ 90
91 (d) When was the on-site sewage disposal system last serviced? _____ 91
92 (e) Are there any sewage pumps located on the property? Yes No 92
93 If yes, type(s) of pump(s) _____ Are pump(s) in working order? Yes No 93
94 Who is responsible for maintenance of sewage pumps? _____ 94
95 (f) Is the sewage system shared? Yes No 95
96 (g) Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? 96
97 Yes No 97

98 **Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:** 98
99 _____ 99

100 **10. PLUMBING SYSTEM** 100

- 101 (a) Type of plumbing (check all that apply): Copper Galvanized Lead PVC Polybutylene pipe (PB) 101
102 Mixed Unknown Other (explain): _____ 102
103 (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bath- 103
104 room fixtures; wet bars; etc.)? Yes No 104
105 If "yes," explain: _____ 105

106 **11. DOMESTIC WATER HEATING** 106

- 107 (a) Type of water heating: Electric Natural Gas Fuel Oil Propane Solar Summer/Winter Hook-Up 107
108 Other (explain): _____ 108
109 (b) Are you aware of any problems with any water heater or related equipment? Yes No 109
110 If "yes," explain: _____ 110

111 **12. AIR CONDITIONING SYSTEM** 111

- 112 (a) Type of air conditioning: Central Air Wall Units Window Units None 112
113 Other (explain): _____ 113
114 Number of window units included in sale _____ Location(s) _____ 114
115 (b) Age of Central Air Conditioning System: _____ Unknown Date last serviced, if known _____ 115
116 (c) List any areas of the house that are not air conditioned: _____ 116
117 _____ 117
118 (d) Are you aware of any problems with any item in this section? Yes No 118
119 If "yes," explain: _____ 119

121 **13. HEATING SYSTEM** 121
 122 (a) Type(s) of heating fuel(s) (check all that apply): Electric Fuel Oil Natural Gas Propane 122
 123 Coal Wood Other: _____ 123
 124 (b) Type(s) of heating system(s) (check all that apply): Forced Hot Air Hot Water Heat Pump 124
 125 Electric Baseboard Steam Wood Stove (How many?) Coal Stove (How many?) 125
 126 Other: _____ 126
 127 (c) Age of Heating System: _____ Unknown Date last serviced, if known _____ 127
 128 (d) Are there any fireplaces? Yes No If "yes," how many? _____ Are they working? Yes No 128
 129 (e) Are there any chimneys (from a fireplace, water heater or any other heating system)? Yes No 129
 130 If "yes," how many? _____ When were they last cleaned? _____ Unknown _____ 130
 131 Are they working? Yes No If "no," explain: _____ 131
 132 (f) List any areas of the house that are not heated: _____ 132
 133 (g) Are you aware of any heating fuel tanks on the property? Yes No 133
 134 Location(s), including underground tank(s): _____ 134
 135 If you do not own the tanks, explain: _____ 135
 136 **Are you aware of any problems or repairs needed regarding any item in this section?** Yes No 136
 137 **If "yes," explain:** _____ 137
 138 _____ 138

139 **14. ELECTRICAL SYSTEM** 139
 140 (a) Type of Electrical System: Fuses Circuit Breakers How Many Amps? _____ Unknown 140
 141 (b) Are you aware of any knob and tube wiring in the home? Yes No 141
 142 **Are you aware of any problems or repairs needed in the electrical system?** Yes No 142
 143 **If "yes," explain:** _____ 143
 144 _____ 144

145 **15. OTHER EQUIPMENT AND APPLIANCES** 145
 146 **This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does** 146
 147 **not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will** 147
 148 **determine which items, if any, are included in the purchase of the Property.** 148
 149 (a) Electric Garage Door Opener Number of Transmitters _____ Keyless Entry _____ 149
 150 (b) Smoke Detectors How many? _____ Location(s) _____ 150
 151 (c) Security Alarm System Owned Leased (Lease Information _____) 151
 152 (d) Lawn Sprinkler(s) How many? _____ Automatic Timer _____ 152
 153 (e) Swimming Pool Hot Tub/Spa Pool/Spa Heater Pool/Spa Cover Whirlpool/Tub 153
 154 Pool/Spa Equipment and Accessories (list): _____ 154
 155 (f) Refrigerator(s) Range/Oven Microwave Oven Dishwasher Trash Compactor 155
 156 Garbage Disposal Chest Freezer Washer Dryer Intercom 156
 157 (g) Ceiling Fan(s) How many? _____ Location(s) _____ 157
 158 (h) Awnings Attic Fan(s) Satellite Dish Storage Shed Deck(s) Electric Animal Fence 158
 159 (i) Other: _____ 159
 160 **Are you aware of any problems or repairs needed regarding any item in this section?** Yes No 160
 161 **If "yes," explain:** _____ 161
 162 _____ 162

163 **16. LAND (SOILS, DRAINAGE, FLOODING AND BOUNDARIES)** 163
 164 (a) **Land/Soils** 164
 165 1) Are you aware of any fill or expansive soil on the property? Yes No 165
 166 2) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have 166
 167 occurred on or affect the property? Yes No 167
 168 3) Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this 168
 169 property? Yes No 169
 170 **Note to Buyer:** The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence 170
 171 damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence 171
 172 Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within 172
 173 Pennsylvania) or (724) 769-1100 (outside Pennsylvania). 173
 174 4) Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights? 174
 175 Yes No If "yes", check all that apply below: 175
 176 **Farmland and Forest Land Assessment Act** - 72 P.S. §5490.1 et seq. (Clean and Green Program) 176
 177 **Open Space Act** - 16 P.S. §11941 et seq. 177
 178 **Agricultural Area Security Law** - 3 P.S. §901 et seq. (Development Rights) 178
 179 Other _____ 179
 180 **Note to Buyer:** Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under 180
 181 which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any 181
 182 agricultural operations covered by the Act operate in the vicinity of the property. 182
 183 **Explain any "yes" answers in this section:** _____ 183
 184 _____ 184

- 184 (b) **Flooding/Drainage** 184
 185 1) Is any part of this property located in a wetlands area or a FEMA flood zone? ___ Yes ___ No ___ Unknown 185
 186 2) Do you know of any past or present drainage or flooding problems affecting the property? ___ Yes ___ No 186

187 **Explain any "yes" answers in this section, including dates and extent of flooding:** _____ 187
 188 _____ 188

- 189 (c) **Boundaries** 189
 190 1) Do you know of any encroachments, boundary line disputes, or easements affecting the property? ___ Yes ___ No 190

191 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the* 191
easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to 192
determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching 193
the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale. 194

- 195 2) Do you access the property from a private road or lane? ___ Yes ___ No 195
 196 If yes, do you have a recorded right of way or maintenance agreement? ___ Yes ___ No 196
 197 3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements? 197
 198 ___ Yes ___ No 198

199 **Explain any "yes" answers in this section:** _____ 199
 200 _____ 200

201 **17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES** 201

- 202 (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? ___ Yes ___ No 202
 203 (b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not limited 203
 204 to, asbestos or polychlorinated biphenyls (PCBs), etc.? ___ Yes ___ No 204
 205 (c) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you 205
 206 received written notice of sewage sludge being spread on an adjacent property? ___ Yes ___ No 206
 207 (d) Are you aware of any tests for mold, fungi, or indoor air quality in the property? ___ Yes ___ No 207
 208 (e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the 208
 209 property? ___ Yes ___ No 209

210 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air qual-* 210
ity is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is 211
available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, 212
Washington, D.C. 20013-7133, 1-800-438-4318. 213

- 214 (f) Are you aware of any dumping on the property? ___ Yes ___ No 214
 215 (g) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any 215
 216 adjacent property? ___ Yes ___ No 216
 217 (h) Are you aware of any tests for radon gas that have been performed in any buildings on the property? ___ Yes ___ No 217
 218 If "yes," list date, type, and results of all tests below: 218

DATE	TYPE OF TEST	RESULTS (picocuries/liter or working levels)	NAME OF TESTING SERVICE
_____	_____	_____	_____
_____	_____	_____	_____

- 222 (i) Are you aware of any radon removal system on the property? ___ Yes ___ No 222
 223 If "yes," list date installed and type of system, and whether it is in working order below: 223

DATE INSTALLED	TYPE OF SYSTEM	PROVIDER	WORKING ORDER?
_____	_____	_____	___ Yes ___ No
_____	_____	_____	___ Yes ___ No

- 227 (j) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the 227
 228 property. Are you aware of any lead-based paint or lead-based paint hazards on the property? ___ Yes ___ No 228
 229 If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____ 229
 230 _____ 230

- 231 (k) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint 231
 232 or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based 232
 233 paint hazards on the property? ___ Yes ___ No 233
 234 If "yes," list all available reports and records: _____ 234

- 235 (l) Are you aware of testing on the property for any other hazardous substances or environmental concerns? ___ Yes ___ No 235
 236 (m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property? 236
 237 ___ Yes ___ No 237

238 **Explain any "yes" answers in this section:** _____ 238
 239 _____ 239
 240 _____ 240
 241 _____ 241

243 18. CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable) 243

244 Type: ___ Condominium ___ Cooperative ___ Homeowner Association or Planned Community 244

245 Other: _____ 245

246 Notice regarding Condominiums, Cooperatives, and Planned Communities: A buyer of a resale unit in a condominium, coopera- 246
247 tive, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regula- 247
248 tions, and a certificate of resale issued by the association in the condominium, cooperative, or planned com- 248
249 munity. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly 249
250 maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate 250
251 has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first. 251

252 19. MISCELLANEOUS 252

253 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property? 253
254 ___ Yes ___ No 254

255 (b) Are you aware of any existing or threatened legal action affecting the property? ___ Yes ___ No 255

256 (c) Are you aware of any violations of federal, state, or local laws or regulations relating to this property? ___ Yes ___ No 256

257 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain 257
258 unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? ___ Yes ___ No 258

259 (e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obli- 259
260 gation, or other debt against this property that cannot be satisfied by the proceeds of this sale? ___ Yes ___ No 260

261 (f) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the 261
262 property? ___ Yes ___ No 262

263 (g) Are you aware of any insurance claims filed relating to the property? ___ Yes ___ No 263

264 (h) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? 264
265 ___ Yes ___ No 265

266 A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact 266
267 on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, 267
268 system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by 268
269 itself a material defect 269

270 Explain any "yes" answers in this section: _____ 270

271 _____ 271

272 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best 272
273 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop- 273
274 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION 274
275 CONTAINED IN THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this form 275
276 which is rendered inaccurate by a change in the condition of the property following completion of this form. 276

277 WITNESS _____ SELLER _____ DATE _____ 277

278 WITNESS _____ SELLER _____ DATE _____ 278

279 WITNESS _____ SELLER _____ DATE _____ 279

280 EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK 280
281 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required 281
282 to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate- 282
283 rial defect(s) of the property. 283
284 _____ DATE _____ 284

285 RECEIPT AND ACKNOWLEDGEMENT BY BUYER 285
286 The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a 286
287 warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It 287
288 is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property 288
289 be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components. 289
290 WITNESS _____ BUYER _____ DATE _____ 290
291 WITNESS _____ BUYER _____ DATE _____ 291
292 WITNESS _____ BUYER _____ DATE _____ 292

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

Generally speaking, the Real Estate Seller Disclosure Law requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where **NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS** are involved.

The Law defines a number of exceptions where the disclosures do not have to be made:

1. Transfers that are the result of a court order.
2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
3. Transfers from a co-owner to one or more other co-owners.
4. Transfers made to a spouse or direct descendant.
5. Transfers between spouses that result from divorce, legal separation, or property settlement.
6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.
7. Transfer of a property to be demolished or converted to non-residential use.
8. Transfer of unimproved real property.
9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
10. Transfers of new construction that has never been occupied when:
 - a. The buyer has received a one-year warranty covering the construction;
 - b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.