



CPE

Property Management Solutions

CPE Property Management Solutions, LLC

124 E Main St

Branford, CT 06405-6700

(800) 310-6552

Disclosure for Connecticut Resale VPF-A00750

Applegate Condominium Association, Inc.

This certificate has been prepared on the date of delivery.

On behalf of Applegate Estates LLC; owner(s) of

186 90 Applegate, Southington, CT 06489

Purchaser(s) is/are John Bury Teresa Bury

The Common Interest Ownership Act of Connecticut, Section 828-47-270 requires specific information and statements to be furnished to the purchaser or the purchaser's attorney. The information contained on the association disclosure packet shall be current as of the date specified on the association disclosure packet.

Any unit owner, either as the seller or purchaser, should carefully review this Disclosure for Connecticut Resale and all enclosed documents. Please consult with your real estate agent or attorney pertaining to any specific questions or concerns.

1. A statement disclosing the effect on the proposed disposition of any right of first refusal or other restraint on the free alienability of the unit held by the association:

Applegate Condominium is a 55 or older age restricted community; all occupants of the unit must adhere to this restrictions. Management has received proof that the purchasers stated in this certificate adhere to this restriction.

2. A statement setting forth the amount of the periodic common expense assessment and any unpaid common expense or special assessment currently due and payable from the selling unit owner:

<u>Name</u>	<u>Description</u>	<u>Paid Through</u>	<u>Next Due Date</u>
Common Charges	\$375.00 due Monthly on the 1	-	8/1/2025

Per Diem charges will be assessed based on the day of the closing

A late fee of \$25.00 is added to the account if it is not paid in full within 10 days of the due date.

Current Balance for this unit:

As of date:

3. A statement of any other fees payable by the owner of the unit being sold:

2-months of common charges (\$720) is to be paid by the buyer upon closing, to be allocated to the Association's reserve account. A check for this fee is payable to Applegate Condominium Association and can be sent to P.O. Box 526, Branford CT 06405.

Buyer must pay a \$75 unit transfer fee upon closing. A check for this fee is payable to CPE Property Management and can be sent to P.O. Box 526, Branford CT 06405.

4. A statement of any capital expenditures in excess of one thousand dollars approved by the executive board for the current and next succeeding fiscal year:

**None noted at this time.
See Budget**



CPE

Property Management Solutions

CPE Property Management Solutions, LLC
124 E Main St
Branford, CT 06405-6700
(800) 310-6552

Disclosure for Connecticut Resale VPF-A00750

5. A statement of the amount of any reserves for capital expenditures:

As of 7/29/2025, the association holds \$285,260.30 as reserves.

6. The current operating budget of the association.

See enclosed documents.

7. A statement of any unsatisfied judgments against the association and the existence of any pending suits or administrative proceedings in which the association is a party, including foreclosures but excluding other collection matters:

None noted at this time.

8. A statement of the insurance coverage provided for the benefit of unit owners, including any schedule of standard fixtures, improvements and betterments in the units covered by the association's insurance that the association prepared pursuant to subsection (b) of section 47-255:

The association provides insurance coverage as required by the declaration, bylaws, and rules and regulations. Copies of the certificate are available for inspection, or information is obtainable from the following insurance agent(s):

Insurance Carrier: **Bouvier Insurance**
Insurance Agency: **American Family Home Ins Co**
Phone Number: **(860) 232-4491**
Fax: **(860) 232-6637**

9. A statement of any restrictions in the declaration affecting the amount that may be received by a unit owner upon sale, condemnation, casualty loss to the unit or the common interest community or termination of the common interest community:

There are no limitations to the amount that may be received by a unit owner.

10. In a cooperative, an accountant's statement, if any was prepared, as to the deductibility for federal income tax purposes by the unit owner of real property taxes and interest paid by the association:

This association is not a cooperative.

11. If the association is unincorporated, the name of the statutory agent for service of process filed with the Secretary of State pursuant to Section 47-244a:

The association is incorporated.

12. A statement describing any pending sale or encumbrance of the common elements:

There is no pending sale or encumbrance of the common elements.



CPE

Property Management Solutions

CPE Property Management Solutions, LLC

124 E Main St

Branford, CT 06405-6700

(800) 310-6552

Disclosure for Connecticut Resale VPF-A00750

13. A statement disclosing the effect on the unit to be conveyed of any restrictions on the owner's right to use or occupy the unit or to lease the unit to another person:

Applegate Condominium is a 55 or older age restricted community, this applies to all residents of the unit and any tenants. See governing documents for details.

14. A statement disclosing the number of units whose owners are at least sixty days delinquent in paying their common charges on a specified date within sixty days of the date of the statement:

The number of units whose owners are at least sixty days delinquent: 0

15. A statement disclosing the number of foreclosure actions brought to the association during the past twelve months and the number of such actions pending on a specific date within sixty days of the date of the statement:

There have been 0 foreclosure actions brought to the association during the past twelve months.

16. A statement disclosing (a) the most recent fiscal period within five years preceding the date on which the certificate is being furnished for which an independent certified public accountant reported on a financial statement, and (b) whether such report on a financial statement was a compilation, review, or audit:

Not Applicable

17. A statement disclosing any established maintenance standards adopted by the association pursuant 47-257(e):

Maintenance Standards are included within the Association's Rules & Regulations.

All information is believed to be accurate and true.

The responses herein are made in good faith and to the best of the Board of Directors and the Property Management Company's ability to their accuracy.

Issued Date: 7/29/25

Additional Comments

Please provide names and contact information for buyers upon closing. Information can be sent to support@cpepropertymanagement.com