The Sterling Condo Association

1550 E Royall PL, unit 410

Accepted 12/4/2025

✓ Condominium Disclosure Materials Checklist

Seller must deliver within 10 days after acceptance (per Wis. Stat. § 703.33):

- Declaration, bylaws, rules/regulations, and index of contents
- Articles of incorporation of the Association (if incorporated)
- Management/employment/other contracts affecting use, maintenance, or access
- Projected annual operating budget (including estimated monthly assessments/charges) 2025 provided
- Leases involving Unit owners or the Association
- ~~Description of any contemplated expansion (stages + max possible Units)~~
- Unit floor plan and map of Common Elements and available facilities
- Executive summary

✓ Additional Condominium Information Contingency Checklist

Seller must deliver within 10 days after acceptance (if these items exist as of the Offer date):

- Financial statements for the past 2 years
- Minutes of the last 3 Unit owners' meetings
- Minutes of all board meetings from the last 12 months
- Information on contemplated or pending special assessments
- Certificate of insurance
- Statement of Association reserve account balances
- Common Element inspection reports (roof, pool, elevator, parking garage, etc.)
- Information on any pending litigation involving the Association
- Declaration, bylaws, budget, or most recent financial statement of any master or additional association