

(ii) Of any violation of the health or building codes with respect to the unit or the limited common elements assigned to the unit; and

(iii) That the unit is subject to an extended lease under § 11-137 of this title or under local law, and if so, a copy of the lease must be provided.

(b) A contract for the resale by a unit owner other than a developer of a unit in a condominium containing less than 7 units is not enforceable unless the contract of sale contains in conspicuous type a notice in the form specified in subsection (g)(2) OF THIS SECTION, and the unit owner furnishes to the purchaser not later than 15 days prior to closing:

- (1) A copy of the declaration (other than the plats);
- (2) The bylaws;
- (3) The rules and regulations of the condominium; and

(4) A statement by the unit owner of the unit owner's expenses during the preceding 12 months relating to the common elements.

(c) (1) The council of unit owners, within 20 days after a written request by a unit owner and receipt of a reasonable fee therefor, not to exceed the cost to the council of unit owners, if any, shall furnish a certificate containing the information necessary to enable the unit owner to comply with subsection (a) OF THIS SECTION. A unit owner providing a certificate under subsection (a) OF THIS SECTION is not liable to the purchaser for any erroneous information provided by the council of unit owners and included in the certificate.

(f) Any purchaser may at any time within 7 days following receipt of all of the information required under subsection (a) or (b) OF THIS SECTION, whichever is applicable, rescind in writing the contract of sale without stating any reason and without any liability on his part. The purchaser, upon rescision, is entitled to the return of any deposits made on account of the contract.

(g) (1) A notice given as required by subsection (a) OF THIS SECTION shall be sufficient for the purposes of this section if it is in substantially the following form:

"NOTICE

The seller is required by law to furnish to you not later than 15 days prior to closing certain information concerning the condominium which is described in § 11-135 of the Maryland