

300 NAC 1 - ATTACHMENT 3

PUBLIC-OFFERING STATEMENT
OF
(Name and address of
Subdivision or Community)

1. Date of this Report:
2. Name and Principal Address of Developer:
3. General Description: (Give a general description of the subdivision or community stating the total number of lots, parcels, units or interests in the offering.)
4. Encumbrances: (List all encumbrances showing total indebtedness and terms of repayment. Also list restrictions and easements. Describe zoning. List taxes and special assessments, if any. If applicable, state that the association may incur debt secured by sold or leased lots or units.)
5. Use for Which Property Offered:
6. Hospital and Health Facilities:
7. Recreational Facilities:
8. Public Improvements: (Streets, water, sewer and other customary public utilities.)
9. Cost of Proposed Public Improvements:
10. Estimated Date of Completion of Proposed Public Improvements:
11. Date Audited or, if applicable, Prospective Financial Statements were filed with State Real Estate Commission: (Financial statement must be for both the developer and, if applicable, the association.)
12. Public Transportation Facilities:
13. Right to Adjust Regular Monthly Charge: (A general statement as to whether or not the developer has the right to increase or decrease the regular monthly charge and under what conditions said adjustment will be made.)
14. Items Included in Regular Monthly Charge:
15. Services NOT Included in Regular Monthly Charge:
16. Budget: (If periodic payment is subject to change, attach a detailed current or projected budget of expenses and liabilities of the association, the assumptions upon which the budget is based, including the number of units or lots assumed to be paying such payments, and the effect on monthly payments if less than the assumed number of units or lots are disposed of to purchasers or lessees.)
17. Insurance: (Describe insurance coverage or state that no insurance coverage is provided.)
18. Cancellation Rights: (Describe the cancellation rights granted to prospective purchasers, which must extend for not less than 3 business days after delivery of Public-offering Statement or execution of contract, whichever is later, and include a statement that such

cancellation rights may not be waived.)

19. Miscellaneous: (If applicable, state the affiliations of the association or developer with another organization referred to in any promotional materials, and the extent to which the affiliate is responsible for the financial and contractual obligations of the association or developer. If applicable, state any policy with regard to health or financial conditions.)
20. Officers and Directors or Principals of Developer: (List officers and directors if a corporation; managing members or manager if a limited liability company; general partners of a partnership; or other principals if different entity.)
21. Manager or Superintendent: (Individual or company providing day-to-day management of subdivision or community.)

TO THE DEVELOPER:

The above are the required headings and subject matter for the Public-offering Statement. All headings must be used exactly as written above.

Your attention is called to the section of the law dealing with the form and use of the Statement: "No person may advertise or represent that the agency approves or recommends the subdivision lands or disposition thereof. No portion of the public-offering statement may be underscored, italicized or printed in larger or heavier or different color type than the remainder of the statement unless the agency requires or permits it."