

Addison Estates HOA Estoppel Letter

Requester:

Name:

Address:

Phone:

Email:

Fax:

Contact Person :

Property Address:

Lot #:

Current Owner:

Below is the information regarding the above captioned property to be used in the processing of the Closing/Transfer or Refinancing of the property:

1.- Maintenance fees: _____ Paid: ___YES ___ NO
For period: ___/___/___ to ___/___/___

2.- Billing Cycle: Quarterly

3.- Billed in advance to cover future expense: _____ or _____
Billed to cover past expenses? _____
Or Billed to cover past expenses: _____

4.- Any Special Assessments: YES _____ NO _____ Amount: _____ Date paid: _____
For Period of _____ to _____
Date voted in/Certified:
Billed in advance to cover a future expense? _____
Or Billed to cover past expenses? _____

5.- Transfer fee, if any, if unit is sold: _____ If so has it been paid yet? ___
By Whom? _____

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6.- Are there any delinquent maintenance fees due: ____ Yes ____ No

If yes, see attached statement or explanation

7.- Is there any current/pending or settled litigation, Association by-laws violations, NOC or non-completed repairs: ____ If yes, see attachment.

Please note that seller must provide a copy of the by-laws to the buyer at closing. A copy of the by-laws can be requested from the Board of Directors for a fee. Please send your request for a copy to:

Helen Waddell

Prestige Accounting & Bookkeeping, Inc

7134 W Mcnab Rd, Tamarac, FL 33321

Tel: 954-653-8015 Fax: 954-653-8352

Also, please note that the Board of Directors has conducted a final inspection of the property and an inspection report has been attached. All violations are expected to be resolved by the current owner before the sale. However, if such violations are not resolved, the buyer should be provided with a copy of the violations and if the buyer accepts responsibility to remedy these violations, he will have no more than 30 days after closing to fix the reported violations.

8.- Yes, an interview is required with any prospective buyer. A new purchase application must be filled and submitted to Prestige Accounting. The processing fee for this application is \$300.00. The application is available on our web site for download at: www.ae-hoa.com

Contact person for Addison Estates:

Helen Waddell

Prestige Accounting & Bookkeeping, Inc

7134 W Mcnab Rd, Tamarac, FL 33321

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10.- Insurance: There is no Master Hazard and Flood Insurance Policy required. Each homeowner must carry their own Hazard and Flood Insurance policies.

For the Board of Directors of Addison Estates

Helen Waddell

Prestige Accounting & Bookkeeping Inc