



Seller's Common Interest and Homeowners Association (HOA) Disclosure

For Use on Properties Located in a Condominium or Planned Unit Development

Seller:					
Property Address:					
Sel	ler(s): Please complete the information below to the best of your knowledge:				
1)	HOA #1 - Homeowners Association / Management Company				
,	Community / Association Name:				
	Management Company Name:				
	Property Manager's Name:				
	Mgmt. Company Mailing Address:				
	City: State: Zip:				
	Office Phone:				
	Current amount of the Homeowners Association Dues: \$				
	Dues are paid: Monthly Quarterly Yearly				
	Are the Dues Current? YES NO				
	HOA #2 - Homeowners Association / Management Company (if Applicable)				
	Community / Association Name:				
	Management Company Name: Property Manager's Name:				
	Mgmt. Company Mailing Address:				
	City: State: Zip: Office Phone:				
	Current amount of the Homeowners Association Dues HOA #2 \$				
	Dues are paid:				
	Are the Dues Current? YES NO				
2)	Are you aware of any litigation, settlements, judgments or other legal matters involving the Homeowners Association? Yes No If "Yes" Please Describe"				
3)	Are you aware of any pending or anticipated change in the HOA dues or a future special assessment in the development?				
	YES NO If YES, see item 11 below				
4)	Are any portion of the dues a special assessment?				
ĺ	YES NO Unknown If YES, see item 11 below				
P	yer is advised that the amount of the HOA dues and any assessments are as of the date the Seller(s) completed this form. They may				
inci	rease from their current amounts, and/or the HOA may implement special assessments in the future. Buyer is advised to check with the HOA nagement and/or Property Management Company regarding current and/or future dues/assessments. Buyer should read all the HOA documents				
care	efully.				
5)	Homeowners Association Document Fees: Buyer and Seller are aware that the fee for the Common Interest Disclosures may be required to be paid up front by the party designated in the Purchase Agreement. Buyer and Seller are aware that the Residential Purchase Agreement states that the Seller has three (3) days after acceptance of an offer to request the Common Interest Disclosures from the HOA.				
6)	HOA Keys and Access: Buyer is aware that they may be required to pay a deposit to the Homeowners Association (HOA) to obtain keys to				
0)	access HOA facilities. Buyer is advised to verify with the HOA Management Company the cost and method to obtain keys and access to the common areas and community facilities.				
	Seller(s) Initials () () Buyer(s) Initials () ()				
	Page 1 of 3				
	Revised March 7, 2016				

Pro	roperty Address:					
7)	Have you ever been notified by the Homeow	ners Association of a viola	tion on this property?			
	YES	□NO		If YES, see item 11 below		
8)	Are you aware of any pending or proposed areas?	maintenance or repair pr	ojects that may affec	t this property or the common		
	YES	NO		If YES, see item 11 below		
9)	Are you aware of any nuisances or other fact	tors that affect this proper	rty or common areas?			
	YES	□NO		If YES, see item 11 below		
10)	What parking facilities (Garage, Carport, Tandem Garage, Shared Garage, Other) does this property provide?					
	a) How many of each? GarageShared	Carport l Garage	Space #(s) Other (Describe)	Tandem Garage		
	b) Are there any parking restrictions?	YES NO	Unknown	If YES, see item 11 below		
11) If the answer to questions 2 - 10 above was YES, please attach an Addendum to the Common Interest Disclosure and rest to each question. Please include copies of receipts or documents supporting any explanation for the Buyer(s) review.						
	(If checked) Attached is an addendum to	the Common Interest Disc	losure with the Seller	s answers and explanations.		
12)	2) Roof:	_				
	Common / Shared Roof Individu	al Roof Roof Ma Included in	intenance is HOA Dues	Roof Maintenance is Not Included in HOA Dues		
13)	3) Items Included in HOA Dues for this Proper	·ty:				
	Cable TV Gas Earthquake Insurance* Insu	urance* dscape/Greenbelt Maintena	Water Other			
*B	Buyer(s) should be aware that Insurance is for is advised to investigate insurance for into	the Exterior Structure of erior of the unit, Buyer's p	the complex and exte personal property and	rior of the unit only. Buyer(s) other uncovered items.		
14)	1) Items Included in HOA Dues for the Commo	on Areas:				
	Alarm System for Common Areas Cable TV for Common Areas Clubhouse Concierge Earthquake Insurance for Common Areas Electricity for Common Areas Gas for Common Areas	Insurance For Common A Landscape / Greenbelt Ma Maintenance for Common Pest Control for Common Private Road Maintenance Sewer Paid Common Area Trash Paid Common Area Water Paid Common Area	Areas Common Areas Hot Was Areas On Site Common Other Site Common	Cleaning Service for on Areas ster for Common Areas Security		
	Seller(s) Initials () (Buyer(s) Page 2 of 3	Initials () ()		

Property Address:							
15) Association / Community Amenities: (Check all that apply)							
24 Hour Security	Gym/Exercise Room	Pier					
Banquet Facilities	Hiking Trails	Playground(s)					
Barbecue(s)	Horse Trails	Private Golf Course					
Basketball Court(s)	Jogging Track	Racquetball Court(s)					
Biking Trails	Kennel	Recreational /Multipurpose Room					
Billiard Room	Meeting Room(s)	Resident Manager					
Boathouse	Onsite Property Management	RV Parking Lot(s)					
Bocce Ball Court(s)	Other Type of Court(s) (Explain Below)	Swimming Pool(s)					
Business Center(s)	Outdoor Cooking Area	Spa(s)					
Card Room	Paddle Tennis Court(s)	Sauna(s)					
Community Garden	Park(s)	Security Patrol					
Clubhouse	Paseos / Walkways	Sport Court(s)					
Dock	Pets Not Permitted	Storage Area(s)					
Fire Pit(s)	Pets Permitted	Tennis Court(s)					
Fitness Center(s)	Pet Rules Apply	Volleyball Court(s)					
	Pet Weight Limit	Toneyoun county)					
Gated Community	Picnic Area(s)						
Greenbelt(s)	I tellic Area(s)						
Guard Gated Entry							
Other:							
Buyer(s) and Seller(s) acknowledge receipt of this Common Interest Disclosure Seller(s) acknowledge and represent that they have fully and truthfully filled out this and all other disclosure documents to the best of their knowledge. In addition, Seller(s) acknowledge that they did not rely upon either Broker or their Agents for any information regarding the filling out of this, or any other disclosure document, or the making or omission of any disclosure.							
Seller Signature:		Date:					
Seller Signature:		Date:					
Buyer(s) are advised that there may be issues that impact the Buyer(s) and the Subject Property relating to the following insurance; the existence of pending or future lawsuits; current or future assessments; and other matters that may impact Buyer(s) and/or the Property. Buyer(s) shall take all necessary steps to identify and evaluate any such issues.							
Buyer(s) are hereby advised to contact the Homeowners Association and/or Management Company regarding the information above and/or any other questions regarding the Property and/or the tract / development. The real estate companies and agents make no representations as to the accuracy of this information and agree to hold the Brokers, Agents, and Real Estate Companies harmless with regard to any representations and disclosures made in this document. Brokers and their Agents have not, and will not, independently verify this information. Brokers and their Agents have made no other disclosures or representations regarding the issues contained in this document unless such disclosures have been made in writing in the Agent's Visual Inspection Disclosure or other document.							
I have received, read and acknowledge receipt of a copy of this information:							
Buyer Signature:		Date:					
Buyer Signature:		Date:					
This form is a product of Southland Regional Association	n of REALTORS®. The terms of the California Associati	ion of REALTORS® User Protection Agreement do					

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Reviewed by Broker & Designee: _____

Revised March 7, 2016