



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

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

Seller: _____

Property Address: _____

Seller(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: Monthly Quarterly Yearly

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?**

YES NO Unknown *If YES, see item 11 below*

Buyer 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 increase from their current amounts, and/or the HOA may implement special assessments in the future. Buyer is advised to check with the HOA Management and/or Property Management Company regarding current and/or future dues/assessments. Buyer should read all the HOA documents carefully.

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 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 (_____) (_____)

Property Address: _____

15) Association / Community Amenities: (Check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> 24 Hour Security | <input type="checkbox"/> Gym/Exercise Room | <input type="checkbox"/> Pier |
| <input type="checkbox"/> Banquet Facilities | <input type="checkbox"/> Hiking Trails | <input type="checkbox"/> Playground(s) |
| <input type="checkbox"/> Barbecue(s) | <input type="checkbox"/> Horse Trails | <input type="checkbox"/> Private Golf Course |
| <input type="checkbox"/> Basketball Court(s) | <input type="checkbox"/> Jogging Track | <input type="checkbox"/> Racquetball Court(s) |
| <input type="checkbox"/> Biking Trails | <input type="checkbox"/> Kennel | <input type="checkbox"/> Recreational /Multipurpose Room |
| <input type="checkbox"/> Billiard Room | <input type="checkbox"/> Meeting Room(s) | <input type="checkbox"/> Resident Manager |
| <input type="checkbox"/> Boathouse | <input type="checkbox"/> Onsite Property Management | <input type="checkbox"/> RV Parking Lot(s) |
| <input type="checkbox"/> Bocce Ball Court(s) | <input type="checkbox"/> Other Type of Court(s) (Explain Below) | <input type="checkbox"/> Swimming Pool(s) |
| <input type="checkbox"/> Business Center(s) | <input type="checkbox"/> Outdoor Cooking Area | <input type="checkbox"/> Spa(s) |
| <input type="checkbox"/> Card Room | <input type="checkbox"/> Paddle Tennis Court(s) | <input type="checkbox"/> Sauna(s) |
| <input type="checkbox"/> Community Garden | <input type="checkbox"/> Park(s) | <input type="checkbox"/> Security Patrol |
| <input type="checkbox"/> Clubhouse | <input type="checkbox"/> Paseos / Walkways | <input type="checkbox"/> Sport Court(s) |
| <input type="checkbox"/> Dock | <input type="checkbox"/> Pets Not Permitted | <input type="checkbox"/> Storage Area(s) |
| <input type="checkbox"/> Fire Pit(s) | <input type="checkbox"/> Pets Permitted | <input type="checkbox"/> Tennis Court(s) |
| <input type="checkbox"/> Fitness Center(s) | <input type="checkbox"/> Pet Rules Apply | <input type="checkbox"/> Volleyball Court(s) |
| <input type="checkbox"/> Gated Community | <input type="checkbox"/> Pet Weight Limit | |
| <input type="checkbox"/> Greenbelt(s) | <input type="checkbox"/> Picnic Area(s) | |
| <input type="checkbox"/> Guard Gated Entry | | |
| <input type="checkbox"/> 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:** _____

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Reviewed by Broker & Designee: _____

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