

MONTEGO BAY HOMEOWNERS' ASSOCIATION, INC.

2505 Montego Bay Blvd., Kissimmee, FL 34746

Phone: 407-506-8697

www.MontegoBayHOA.org

Montegobay2505@gmail.com

ESTOPPEL APPLICATION

This closing letter is valid through the Closing Date shown below. If the closing is rescheduled for a date after the Closing Date shown below, an updated letter must be requested to ensure all amounts owed are paid as required. This community is zoned for single family dwellings.

Today's Date:

TO : * **(Closing Agent Info)**

RE Property Address: *

Seller: *

(Current Owner)

Buyer: *

Will This Property Be Owner's Primary Residence? *

YES

NO

Does This Owner Plan To Rent This Property? *

Long Term

Short Term

Owner's Mailing Address: *

New Property Owner's Cell /Primary Phone: *

Email Address: *

Closing Date: *

1. Please advise if this property is in collections to obtain a payoff?
2. HOA Membership mandatory.
3. Assessments frequency: **ANNUAL** Payment Due Date: **1/1/Annually**
4. Assessments: \$ **455.00 per year**
5. Is there a fee for capital contribution? **NO**
6. What utilities are included in the maintenance fee? **NONE**
7. Are there any special assessments pending? **NO**
8. Are there multiple associations to which owners make payments? **NO**
9. Send Annual Assessments to:

Montego Bay Homeowners' Association

2505 Montego Bay Blvd., Kissimmee, FL 34746

(Other payment options available on our website: MontegoBayHOA.org)

10. The current amount due on the above unit is \$. The breakdown of this balance is as follows:

Delinquent Amounts:

Unpaid Assessments:

Interest:

Late Fees:

Attorneys' Fees:

Release of Lien:

Total Delinquent:

11. Other Amounts Due:

Pool Key: **\$100.00** - Only if key from previous owner is not passed along.

Fee is waived if pool key was never issued to previous owner.

- **A POOL KEY WAS ISSUED TO THE CURRENT OWNER – PLEASE OBTAIN POOL KEY FROM OWNER.**

12. Does this property have violations?

13. Estoppel Fee: (Payable to Montego Bay HOA) Estoppel Fee required prior to processing/approval.

MontegoBayHOA.org – Pay under Fees Tab

\$200.00, if owner is current on assessment payments.

\$250.00, if the owner is not current on assessment payments.

\$100.00 plus the above fee, shall be charged for rush orders of five (5) days or less.

14. Is a Certificate of Approval needed before closing? **NO**

15. Is there a right of first refusal in the Declarations or Bylaws? **NO**

16. Do the Declarations or Bylaws contain a clause that would eliminate approval of buyers when the sale is the result of foreclosure? **NO**

17. Is an association approval required for transfer? **NO**

18. Is the association party to any pending lawsuit? **NO**

19. Has there been a Claim of Lien filed on this Property? **NO**

All purchasers of units within the association must adhere to the By-laws, Codes, Covenants and Restrictions of the Montego Bay Homeowners' Association, Inc. A copy of the association's documents can be viewed on our website: **www.MontegoBayHOA.org**.

NEW OWNERS MUST COMPLETE AND RETURN THE RESIDENT/TENANT INFORMATION SHEET THAT IS AVAILABLE ON OUR WEBSITE. ANNUAL UPDATES REQUIRED.

If you require additional information about this account or the Montego Bay Homeowners' Association, please feel free to contact us.

Sincerely,

MontegoBayHOA.org

MontegoBay2505@gmail.com

Montego Bay Homeowner's Association

***Required information. Estoppels submitted with incomplete information will not be processed.**