

# Aventi at Aventura Condominium Association, Inc.

2901 NE 185<sup>th</sup> Street Aventura, FL 33180

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## PROCEDURE FOR REQUESTING AN ESTOPPEL, CONDO QUESTIONNAIRE AND COMMUNITY DOCUMENTS

### Estoppels

**Estoppel:** An estoppel letter is a legal document provided by the seller's Condominium Owner's Association, outlining the current owner's financial standing, past due balances, current fees due and lists all future special assessments due. Each letter has a "good through" date, 30 days from date of the completed estoppel letter. **This letter is required for purchase.** The request for an Estoppel must include the following information:

1. Requestor's Name, Number, Email Address and Law Firm
2. Closing Attorney's Name, Number, Fax and Email Address
3. Name of Association and Address
4. Seller's Name, Number, Address and Email address
5. Closing Date
6. Copy of Settlement Statement or HUD.

#### Fees and Turnaround Time for estoppels:

- Regular (10 business days from date of receipt of payment). **Cost is \$250.00 each, if there is a delinquent balance its \$400.00.**
- Rush (3 business days from date of receipt of payment). **Cost is \$350.00 each, if there is a delinquent balance its \$500.00.**

**Payment Type: Check or money order must be made payable to Aventi at Aventura Condo Association, Inc.**

Please allow a minimum of 10 business days to complete request if rush option is not chosen. The request will be completed after the form and fee are received at the address below.

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### Community Documents & Questionnaires

**Questionnaire:** A condo questionnaire is a document that assists lenders with assessing the health and financial status of the association and is provided by the lender.

#### Fees and Turnaround Time for questionnaires:

- Regular (10 business days from date of receipt of payment). **Cost is \$250.00 each**
- Rush (3 business days from date of receipt of payment). **Cost is \$350.00 each**

Please allow a minimum of 10 business days to complete request if rush option is not chosen. The request will be completed after the form and fee are received at the address below.

**Community Docs:** The community documents contain the declaration, bylaws and rules and regulations that govern the community association.

**Cost is \$100.00**

**Payment Type: Check or money order must be made payable to Aventi at Aventura Condo Association, Inc.**

The request will be completed after the form and fee(s) are received at the address below.

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