



# Harbor Management Services, Inc.

P.O. Box 924176, Homestead, FL 33092-4176  
(305) 246-5867 [www.HarborManagement.us](http://www.HarborManagement.us)

## Estoppel and Questionnaire Procedures

Harbor Management has partnered with Estoppels.com to offer a more streamlined and efficient estoppel and questionnaire order process. To order an estoppel or questionnaire, simply go to our website at [www.HarborMS.com](http://www.HarborMS.com) and navigate to the Estoppel/Questionnaire page. Enter the address of the property, fill out the relevant information and make a payment. From there, our staff will receive a notification of your order.

Item	Price	Estoppels.com processing fee	Total
Standard Estoppel (10 business days)	\$299	\$24	<b>\$323</b>
Rush estoppel (3 business days)	\$418	\$24	<b>\$442</b>
Re-inspection (10 Business Days)	\$100	\$5	<b>\$105</b>
Standard Questionnaire (Fannie Mae & Freddy Mac Full 2016)	\$130	\$20	<b>\$150</b>
Custom Questionnaire	\$150	\$20	<b>\$170</b>
Delinquency fee (more than 1 month delinquent)	\$179	\$5	<b>\$184</b>

\*The \$119 Rush fees and \$24 processing fees are non-refundable\*

- When using our online estoppel process, a credit or debit card must be used for payment.
- **PROCESSING FEES ARE WAIVED IF FEE IS PAID BY CHECK OR MONEY ORDER. No Cash or Personal Checks accepted. Checks must be made payable to:**

**Harbor Management Services, Inc.**

**15600 SW 288 St, Suite 406**

**Homestead, FL 33033**

- If an amended estoppel is requested to reflect corrected violations, a re-inspection is required.
- Some properties have more than one association and require more than one estoppel.
- Some associations require an application and orientation. Please contact our office for all application procedures.
- Sellers on ACH (Automatic withdrawals for payments) must stop ACH prior to closing.
- If an account is more than one month delinquent at the time the estoppel is processed, a \$179 delinquency fee will be charged to issue the Estoppel as per FL Statute 720.30851 and 718.116

**IMPORTANT NOTE:** A Settlement Statement or Warranty Deed must be forwarded to Harbor Management once the property has closed, so that the Association's records can be updated accordingly. If you are requesting an Estoppel letter on a foreclosed property, you must forward a copy of the Certificate of Title to Harbor Management in order to receive accurate account information. The Information provided is in compliance with FL Statute 720.30851 and 718.116