



Buying & Selling Condos at Los Nogales

Are you a current owner looking to sell your unit(s)?

We are sad to be losing you as a member of this community; however, we wish you the best and want to make this process seamless for you and your future buyer! In order for the board to assist in this process, please follow the steps below:

Step 1: Notify the board via [FrontSteps](#) that your unit will be going on the market, if you own more than one unit please specify the unit number.

Step 2: Provide your realtor with all relevant community documentation (or direct them to our website) www.losnogales.org. They can download and share that information with prospective buyers.

Step 3: Notify the board via [FrontSteps](#) that your unit is under contract. This will allow us to keep a close eye on any incoming communications should you or your realtor not be able to provide necessary information.

Step 4: You finally closed on the sale of your unit (YAY!!). Make sure that the title company has all contact information for the board and submits payment for re-sale certificate.

Are you a prospective buyer, buyer's agent, or title agent?

Congratulations on your first step towards joining the Los Nogales Condominium Association! We know that buying a new home can be stressful and overwhelming. In order to help with this process, we have made it easy for you to access all the information you will need on our website: www.losnogales.org

Documents can be accessed on our website by clicking the menu tab (upper right corner) > Documents > Resale Documents. This includes the following:

- Association Governing Documents (Master Deed, Bylaws, and Amendments)
- Association Monthly Assessments, \$ varies by unit square footage
- Certificate of Insurance (COI)
- Condominium Questionnaire (Frannie Mae Form 1076 / Freddie Mac Form 476)
- Financial Statements (2017-2020)
- Parking Map, all parking spaces are allocated to specific units. There are no "guest spaces" but all visitors are welcome to utilize the free street parking on Dickason and Douglas.

If you need additional information, please submit a request to the board by email (hoa@losnogales.org).

Please note that the Los Nogales Condominium Board is volunteer only, there is no on-site management or staff. We do our best to respond in a timely manner, please allow us up to two (2) business days for all inquiries.