



## *Sterling Village Condominium, Inc.*

500 SOUTH FEDERAL HIGHWAY, BOYNTON BEACH, FLORIDA 33435 | (561) 732-4155 | FAX (561) 732-0537

### **REALTOR FAQs**

If you are a realtor with specific questions about our property pertaining to a sale, the following is a list of general questions and answers. For more in-depth information, please refer to the estoppel services website called Homewise ([www.condocerts.com](http://www.condocerts.com)). You can also request information from the specific homeowner of the unit (they have access to these reports via their homeowner portal). Please know this is where our staff, including our Property Manager, will refer you back to for any estoppel related questions. No exceptions.

**Q: I have an interested buyer or renter. What's my first step?**

A: You can return to our main website ([sterlingvillage.net](http://sterlingvillage.net)) and scroll down to the Forms section. There you can download a Sales/Rental Application Form with further instructions.

**Q: What is the official name of the HOA?**

A: Sterling Village Condominiums, Inc.

Mailing address: 500 South Federal Highway, Boynton Beach, FL 33435.

**Q: Who manages the property?**

A: The property is managed by Seacrest Services ([seacrestservices.com](http://seacrestservices.com)).

**Q: How can we place an order for estoppel?**

A: Please review the opening paragraph of this document.

**Q: Is the property associated with the Master or Sub Association or Club?**

A: The property is not associated.

**Q: Is there a capital contribution?**

A: No.

**Q: Is there a land lease?**

A: No.

**Q: Is there a recreational lease?**

A: No.

**Q: Is there an association deposit?**

A: No.

**Q: Are there any pending Assessments?**

A: No pending Assessments at this time.

**Q: What are the insurance requirements from the Association?**

A: The Association requires liability and property coverage (commonly known as an H.O.6.). Individual flood insurance is not required, and wind coverage is highly recommended, but not a requirement.

**Q: What is the process for a sale and how long does it take?**

*A: Each sale has a different timeline. Some sales happen within a few weeks while others can take a few years. It all depends on your buyer. After the initial paperwork has been submitted to Seacrest Services via mail ([210 Centrepark W. Drive, Suite 110, West Palm Beach, FL 33409](mailto:saleslease@sterlingvillage.net)) or virtually ([seacrestservices.com](http://seacrestservices.com)), the documents are reviewed and approved by our board members. The potential buyer is then contacted for an interview. Currently, interviews are being conducted via phone or zoom and all applicants on the deed must be present during the interview. Upon approval, the process then moves to our sales and leasing team for a final review and sent back to the closing location for deed and closing documentation. Not long after that you and your buyer will receive a congratulatory email with details on when they can pick up their orientation packet, parking permit, gate transponder, etc.*

**Q: My client has inherited the property from a relative who has passed away. What now?**

*A: The following items must be submitted to our Sales and Leasing office ([saleslease@sterlingvillage.net](mailto:saleslease@sterlingvillage.net)). 1) The client must download and fill out an application as a new buyer. 2) The entity/person named as the executor of the estate must provide documentation indicating this and that the property will be sold/transferred to the client. 3) Copy of the death certificate.*

**Q: Were there any structural inspections done in the past 3 years?**

*A: Per Florida Statutes, all our buildings have been inspected. A full summary report, as prepared by the engineer, can be obtained through the homeowner's portal (Vantaca) or Homewise.*

**Q: Are the reserves fully funded?**

*A: Yes, the reserves are fully funded.*

**Q: Has the building completed its 50-year study?**

*A: Yes, the required study has been completed.*

**Q: Are there any assessments in place or being discussed?**

*A: Yes, a special assessment was presented and approved by the association for 2025. Please review with the seller/owner or visit Homewise.*

**Q: Is the clubhouse ready?**

*A: The clubhouse remains under construction with an estimated completion date of March of 2025. In the meantime, our pool, shuffleboard, putting green, and Bocce Club courts all remain open and ready for play.*

If you do not see the question listed and answered on this page, it's most likely a question for Homewise. Please visit that site at [www.condocerts.com](http://www.condocerts.com).

Feel free to contact us at 561.732.4155 if further assistance is needed.

**Leticia Montalvo**

**Homeowners Information Administrator**

**Sterling Village Condominium Association - Boynton Beach**

**O: 561.732.4155 | F: 561.732.0537**

**[SalesLease@sterlingVillage.net](mailto:SalesLease@sterlingVillage.net)**

**Please note office hours are: 8am to 430pm**

Revised May 2025