

ARBOR MEADOWS CONDOMINIUMS

For Sale By Owner Information

Selling Your

Condo

Estate

Sales

Hints & Tips

For A Current Wait List Call PJ Waltenberger 217.412.4700

### **For Sale by Owner Tips**

- 1) We keep a list of people who want to purchase a condo. Call any or all on the wait list
- 2) Do not engage with a realtor unless you are prepared to pay a commission
- 3) When sold, contact an attorney or title company to close the sale for you
- 4) Call PJ (217-412-4700) for latest sale prices
- 5) Direct the prospect buyer to our web site for forms, floor plans and Bylaws.

### **Estate Sales Resources**

- 1) **Foulks Moving** and Auction Services, 189 N. West Street, Blue Mound, IL 62513 (217) 855-7053. Foulks pack up whole households and hold auctions off site in heated or air conditioned buildings both providing safe conditions for their buyers while protecting the interior of the condo unit and eliminating parking and clean up problems. They advertise, keep good computer records and send out timely checks. They do most of the work of the move and have been praised by past residents and families for their courtesy, and the total \$ amount realized by the sale. They also can move residents to nursing homes or assisted living facilities.
- 2) **Central Illinois Auction House**, 5695 East, US 36, Decatur Illinois 62521 (217)620-4827 is another option used by some.
- 3) Sale By Dale 315-750-5856, can set up a sale in the condo or use their commercial warehouse. Check him out on Facebook.

### **Estate Sales in the Condo**

- 1) If an on-site sale is preferred the resident or designated person responsible must be on site during the sale and provide people for adequate traffic control following the established Arbor Meadows rules for parking. Orange traffic barricades cones were purchased in the past and are available in the clubhouse.
- 2) You may hold an Estate Sale inside the condo. No items can be displayed outside.
- 2) Please clear with the Board President your date, time and parking instructions.
- 3) Consider inviting Arbor Residents the day before the public sale day.
- 4) Parking is a major issue. Keeping the fire lane and driveways cleared will take some manpower and signs. The president will help you with guidelines.