

SELLING A UNIT AT MEADOW CREEK?



In condominium sales, all buyers must receive an Association disclosure.

The seller or the seller's agent can request a disclosure from the Office.

The fee for the disclosure, for 2010, is \$170 plus a \$400 deposit, plus a \$100 Electrical inspection fee.

Association policy requires that all units must have an inspection by the Association as part of the disclosure process. A pre-inspection will be done at owner's/agent's request to highlight any repair items before issuing a disclosure. (Both the pre-inspection and the inspection will be done free of charge.)

The Electrical inspection will be done by the licensed electrician that the Association uses. The cost of this inspection is \$100.

Normal time for a disclosure request is 48 hours. Please allow more time if a pre-inspection is desired.

In order for the seller to get the \$400 deposit back, the following are required:

- all repairs completed and reinspected by Association
- all items are returned to the Association:
 - o buyer's signed receipt from disclosure packet
 - o copy of seller's closing statement
 - o copy of the deed
 - o copy of the Certificate of Real Estate Value (CRV)

More information is available in the Meadow Creek Condo Office 952.935.9565.

