

POINT EAST THREE CONDOMINIUM CORPORATION, INC

A Fifty – Five and over community | 2895 Point East Drive, Aventura, FL 33160 | Phone: (305)931-3960 ext. 3
Fax: (305)931-6892 | E-mail: pointeastthree@gmail.com | Website: pointeastthreecondominium.com

ESTOPPEL CERTIFICATE

(SECS. 718.116(8), 719.108(6), 720.30851, F.S.)

This Estoppel Certificate is valid for 30 days if hand delivered or by e-mail, and for 35 days if delivered by mail.

Re: Property Address:

Current Property Owner

Purchaser:

File Number:

Closing Date:

Association Name: Point East Three Condominium Corporation, Inc

1. - Date of issuance:

2. - Name(s) of the unit/parcel owner(s) as reflected in the books and records of the association:

3. – Unit Number/Parcel designation and address:

4. - Parking space, garage space or storage number, as reflected in the books and records of the Association:

Parking Garage N/A Storage Closest to the Apartment

Is this Space assigned to Purchaser by Association x or Owner _____

5. - Attorney's name and contact information if the account is delinquent and has been turned over to an attorney for collection. No fee may be charged for this information.

N/A

6. - Total fee for the preparation and delivery of the Estoppel certificate:

Standard Estoppel fee: _____ **\$299.00**

Expedited Estoppel fee: _____ **\$418.00 (\$299+\$119.00)**

Estoppel fee payee: Property Debt Research

Estoppel fee to be sent to: **Maria Trujillo (Office Manager and Bookkeeper)**

Check, Money Order Payable to: Point East Three Condominium Corporation, Inc.

E-mail: Pointeastcouncil@outlook.com

Phone: (305)931-3960 ext 8

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7. - Name of the Requestor(s):

8. - Assessment information and other information:

ASSESSMENT INFORMATION

8-1. - The regular periodic assessment levied against the unit/parcel is \$ _____ per Month year 2022
Late Fee \$ 15.00 after 5 days

8-2. - The regular periodic assessment is paid through _____ for \$ _____
Total Due at closing:

8-3. - The next installment of the regular periodic assessment is due _____ amount of _____

8-4. - An Itemized list of all assessments, special assessments, and other moneys owed on the date of issuance to the association by the unit/parcel owner for a specific unit/parcel is provided. Please include any other information for closing below.

If special assessment is levied against the unit/parcel, the amount is \$ _____ per Month

Through 5/20/2034 . Late Fees \$ _____-0-_____ after _____ N/A _____ days.

Special assessment is paid through _____ the next installment of the special assessment is due _____ in the amount of: _____ The Balance of the Special Assessment as of today is \$ _____

If special assessments exist, do they have to be paid in full at closing? Yes _____ No _____ x _____

Can Buyer assume special assessment in installments? Yes _____ x _____ No _____

Total special assessments due at closing: Unknown closing date. The Total Balance of the Special Assessment Sea Wall is \$ _____ and must be paid in _____ monthly installments until paid off.

8-5. - An itemized list of any additional assessments, special assessments, and other moneys that are schedule to become due for each day after the date of issuance for the effective period of the Estoppel certificate is provided. In calculating the amounts that are schedule to become due, the association may assume that any delinquent amounts will remain delinquent during the effective period of the Estoppel Certificate.

9. - Other Information:

OTHER INFORMATION

9 -1. - Is there a capital contribution fee, resale fee, transfer fee, move in, or another fee due? **Yes**

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If yes, specify the type and the amount of fee: **Screening Application Fee, amount of \$150.00 per adult or married couple, \$200.00 International per adult or married couple. Also for moving need to give in the office a security deposit, that will be returned if we don't find damages to the property.**

9-2. - Is there any open violation of rule or regulation noticed to the unit/parcel owner in the association official records?

Yes _____ No x _____

If yes, specify the violation and additional information regarding this matter.

N/A _____

9 -3. - Do the rules and regulations of the association applicable to the unit/parcel require approval by the board of directors of the association for the transfer of the unit/parcel? **Yes**

If yes, has the board approved the transfer of the unit/parcel? Yes x _____ No _____

9 -4. - Is there a right of first refusal provided to the members or the association? **Yes**

If yes, have the members or association exercised that right of first refusal? Yes x _____ No _____

No members would like to buy the unit .

9 -5.- Provide a list of, and contact information for, all other associations (including Master Association or Sub-Associations) of which the unit/parcel is a member. If there are other associations, is additional Estoppel Letter required? **N/A**

9 -6. – Are any age restrictions? **Yes. Units must be permanently occupied by at least one person age Fifty-Five or older. No permanent occupancy of any unit is permitted by a person under 18.**

9-7. - Provide contact information for all insurance maintained by the association.

Delayne Jacques, CISR, AAI

Senior Account Manager

Hartnett/Markert Team | Insurance Office of America

T: (954) 334-0294 | C: (713) 306-1162 | Delayne.Jacques@ioausa.com

Hartnett/Markert Team Phone: (561) 961-2524 | Hartnett/Markert Team Fax: (561) 208-7474

13790 NW 4th Street, Suite 113, Sunrise, FL 33325 | www.ioausa.com

9-8. - Who is responsible for?

Water payments: **Association**

Sewer Payments: **Association**

Waste/Sanitation/garbage: **Association**

Storm water: **Association**

Septic tank: **No**

9-9. - Is there an underlying 99-year ground lease No land lease No or recreation lease No ?

If yes, are the payments included in the assessment? Yes _____ No _____ N/A _____

If no, what is the number of payments \$ 0 per N/A and to whom payment is made N/A _____

9-10. - Is there any litigation affecting this Unit? Yes _____ No _____

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If yes, please describe: _____ N/A _____

9-11. - Is there any other information the Requestor(s) of the Estoppel Certificate need for closing? Please explain:
1.- as soon as the title company finishes the closing, it or the unit owner must send a copy of the deed to the corporation office, in order we can update the information of the new owner in our files. If by any chance the information of the Deed has changed during the time you own the property you must notify the office and sent a copy, at the time the change was made.

9-12. - Provide the signature of an officer or authorized agent of the association.

Print Name: _____ Signature: _____ Print Title: _____

Date: _____ Phone: _____

THE ADDRESS, FAX NUMBER, YOU CAN SEND A COPY OF THE DEED, CLOSING STATEMENT AND PAYMENT:

2895 Point East Drive, Aventura, FL 33160 | Fax Number (305)931-6892

E-mail: pointeastthree@gmail.com

Name of Payee for Payment, if applicable: Point East Three Condominium Corporation, Inc.