

NOTICE TO ANYONE

SELLING AND/OR BUYING HOMES IN THE PARK

As a convenience to the residents of the Community, the Office keeps a list of Homes in the Park that are for sale and will give an updated list of same to prospective buyers. Management is not the real estate business and does not charge any fee for this service or on the ultimate sale of any home in the Park.

SPECIAL CONSIDERATIONS

1. “Purchase Agreement”, informational only, can be obtained from Patricia Stewart, Property Transfers, and will filled out by both the seller and buyer. A Criminal Background Check will be completed and the “Purchase Agreement” will then be submitted to the Board of Directors of Strawberry Square Inc, for approval.
2. A Copy of the “Rules and Regulations” shall be given to a new buyer.
3. Sellers are responsible by Florida law to disclose to the Buyer any material facts know to the Seller that materially affect the value of the property, if those facts are not readily observable by the Purchaser.
4. Buyers wanting either a termite inspection or a builders inspection of the Premises or a Title search are responsible to obtain these on their own and Pay for the same prior to closing.
5. Buyer and Sellers should discuss between themselves how to handle the current year’s real estate taxes and any advance payments for monthly maintenance fees. These are not generally prorated at closing.
6. Buyers generally pays all closing cost.

CLOSING

We routinely send the approved sale requests to our attorney to prepare the documents to transfer the property. The papers are generally returned to the Park for an informal closing.