



BROOKRIDGE COMMUNITY PROPERTY OWNERS, INC.
A 55 Plus Retirement Community

PENDING SALE OF PROPERTY

FILE #: _____

Home: Vacant Lot:

Closing Date: _____

Unit ____ Block ____ Lot _____

Title Company: _____ **Person Requesting :** _____

Seller's Name(s): _____

Property Address: _____

Monthly assessments on this property are: _____ per month.

Assessments paid thru: _____ Next due date: _____ in the amount of \$ _____

Amounts Due at Closing: _____

Is seller on automatic draft for the monthly assessment charges (pulled on the 10th)? Yes No

Liens filed against this property? No Yes

Fines/Code Violations on file for this property? No Yes

BUYER INFORMATION

Buyer's Name(s): _____

****ALL OWNERS MUST FILL OUT B.C.P.O. SCREENING APPLICATION FOR BACKGROUND CHECK PRIOR TO CLOSING. SCREENING FORM AVAILABLE FROM WWW.BROOKRIDGE.COM****

There are no capital contribution fees, resale fees, or transfer fees. The rules and regulations of the association do not require approval by the board of directors of the association for the transfer of the parcel. There is no right of first refusal provided to the members or association. There is no secondary association.

Expedited Processing Requested (additional fee applies)

The estoppel fee is \$25.00, which allows for a 10 business day processing. The expedited processing fee is \$100.00, for 3 business day processing.

Brookridge Community Property Owner, Inc. **Date of Issuance:** _____

Please return the above information via fax or email: _____



BROOKRIDGE COMMUNITY PROPERTY OWNERS, INC.
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DISCLOSURE SUMMARY FOR BROOKRIDGE COMMUNITY PROPERTY OWNERS, INC.

1. As a purchaser of property in this community, you will be obligated to be a member of a homeowners' association. There is a limitation on ownership within the community of no more than 5 lots. There is a limitation on pets of no more than 2 pets per home.
2. There are Recorded Deed Restrictions governing the use and occupancy of properties in this community.
3. You will be obligated to pay assessments to the homeowners association. Assessments are subject to periodic change. The current assessment is \$43.00 per month, per lot. You will also be obligated to pay any special assessments imposed by the association. Such special assessments may be subject to change. If applicable, the current amount is \$ 00.00 per n/a.
4. You may be obligated to pay special assessments to the respective utilities municipality or Hernando County. All assessments are subject to periodic change.
5. Your failure to pay special assessments or any assessments levied by the homeowners' association could result in a lien on your property.
6. The statement contained in this disclosure form are only summery in nature, and as a prospective purchaser, you should refer to the deed restrictions and the association governing documents before purchasing property.
7. These documents are either matters of public record and can be obtained from the Hernando Public Records Office or Brookridge.com.
8. All occupants and owners are required to submit a criminal background check form at least 14 days prior to closing and at least 30 days for non-US citizens.
9. As a 55 or above age restricted community at least one person occupying an owners parcel for residential purposes must be fifty-five (55) years of age or older. Age verification required. Acceptable documentation: signed affidavit, birth certificate, valid driver's license, voters' registration, etc.
10. All persons occupying an owner's parcel for residential purposes must be at least eighteen (18) years of age.

DATE: _____

PURCHASER: _____

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If the disclosure summary required by section 720.401, Florida statutes, has not been provided to the prospective purchaser before executing a contract for sale, the contract is voidable by buyer by delivering to seller or seller's agent or representative written notice of the buyer's intention to cancel within 3 days after receipt of the disclosure summary or prior to closing, whichever occurs first. Any purported waiver of this voidability right has no effect. Buyer's right to void this contract shall terminate at closing.

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