

SELLER'S HOMEOWNERS' ASSOCIATION (HOA) INFORMATION

Property Owner: For the protection of the property owner it is very important to have this form completed by an authorized representative of the homeowners' association.



I/We _____ property owner(s), request this form be completed by my homeowners' association and returned to address _____ and/or fax _____ regarding the following:
 Seller Name: (Print) _____ (Signature) _____ Date _____

Property Address _____
 Association Name Mira Loma
 Association President Adriana Jones Phone _____ Fax _____
 Treasurer or Management Co. Bidegain Realty Phone 520-886-9877 Fax 520-886-8764
 Address 8755 E. Broadway City/State Tucson, AZ 85710

Preparer: Please complete all spaces. Use "N/A" if it is not applicable to complete.

ASSOCIATION FEE: \$ 80.00
 per ☒ Month ☐ Quarter ☐ Annual ☐ Semi-Annual

	Y	N
More Than One HOA Governing Property (Fee \$ _____) ..	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pending Litigation Involving HOA	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pending Litigation By HOA	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pending Increase in HOA Fee (Amt \$ _____)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pending HOA Assessment (Amt \$ _____)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ASSOCIATION FEE INCLUDES:	YES	NO
Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refuse Collection	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Security Patrol/Guard	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Pest Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Termite Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Insurance:

Personal Area Structural Hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Common Area Structural Hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Common Area Liability	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Maintenance:

Common Area:		
Structural Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Grounds	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool/Spa	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer Lines and/or Septic	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Streets/Parking Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Personal Areas:		
Building Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patios	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yards (Front)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yards (Back)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Heating Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cooling Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waterheater	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Utilities:

Common Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Personal Area:		
Electric	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water/Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Basic Cable	<input type="checkbox"/>	<input type="checkbox"/>
Internet Access	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Other: _____

COMMON AREA AMENITIES:	YES	NO
Pool	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Spa/Hot Tub	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Recreation/Community Center	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kitchen Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tennis Court(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Racquetball Court(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exercise Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Laundry Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Controlled Access Gate/Guard	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Playground	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>

GENERAL INFORMATION:	YES	NO
Federal Compliance Adult Community	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cable TV Available	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Key to Common Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Key Deposit (Amount \$ <u>25.00</u>)	<input type="checkbox"/>	<input type="checkbox"/>
Pets Allowed (Limit <u>2</u>) (Size _____) ...	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RV/Boat Allowed (Limit _____)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RV/Boat Restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RV/Boat Storage Space Provided (Fee \$ _____)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Limited Number of Vehicles (Limit <u>2</u>) ...	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle Parking Restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Remodeling/Modifications Allowed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HOA Approval Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rentals Allowed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Inspection/Certification Required		
for Transfer (Amount \$ _____)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transfer Fee (Amount \$ _____)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other/Miscellaneous Fees Related to Transfer		
of Property (Amount \$ <u>200.00</u>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HOA Controlled By:		
Developer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Homeowners	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sale/Lease Notification Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>

To Whom Bidegain Realty
 When COE
 What Info Deed

Common Area Streets are:
☐ Public ☒ Private (HOA Maintained)

Common Area Sewer Lines are:
☐ Public ☒ Private (HOA Maintained)

Information provided by: Name Hilda J. Egan Title/Position _____
 Signature _____ Date _____

Prospective Buyers: The information contained herein is not guaranteed to be accurate and does not take the place of a detailed review of all governing documents. If you do not understand the information contained herein or in the complete governing documents, seek competent legal advice.

Revised 12/07/04

Hilda J Egan | Bidegain Realty, Inc. | 520-886-9877 |

InstantFORMS

H.O.A. CONDOMINIUM / PLANNED COMMUNITY ADDENDUM

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Document updated:
June 2020



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



SELLER'S NOTICE OF H.O.A. INFORMATION

1. Seller: _____
2. Premises Address: _____
3. Date: _____
4. **INSTRUCTIONS:** (1) Homeowner's association ("H.O.A.") information on page 1 to be completed by Seller at the time of listing the
5. Premises for sale. (2) Upon completion, this Addendum shall be uploaded to the multiple listing service, if available, or delivered to
6. prospective buyers upon request prior to prospective buyer's submission of a Residential Resale Real Estate Purchase Contract to Seller.

ASSOCIATION(S) GOVERNING THE PREMISES

- | | | |
|-----|--|-----------------------------------|
| 8. | H.O.A.: <u>Mira Loma</u> | Contact Info: <u>520-886-9877</u> |
| 9. | Management Company (if any): <u>Bidegain Realty</u> | Contact Info: <u>Hilda Egan</u> |
| 10. | Amount of Dues: \$ <u>80.00</u> How often? <u>monthly</u> | |
| 11. | Amount of special assessments (if any): \$ <u>0.00</u> How often? _____ Start Date: _____ End Date: _____
MO/DAY/YR MO/DAY/YR | |
-
- | | | |
|-----|--|---------------------|
| 12. | Master Association (if any): <u>NA</u> | Contact Info: _____ |
| 13. | Management Company (if any): _____ | Contact Info: _____ |
| 14. | Amount of Dues: \$ _____ How often? _____ | |
| 15. | Amount of special assessments (if any): \$ _____ How often? _____ Start Date: _____ End Date: _____
MO/DAY/YR MO/DAY/YR | |
-
- | | | |
|-----|---|---------------------|
| 16. | Other: _____ | Contact Info: _____ |
| 17. | Amount of Dues: \$ _____ How often? _____ | |

FEES PAYABLE UPON CLOSE OF ESCROW

19. **Transfer Fees:** Association(s) fees related to the transfer of title: H.O.A.: \$ 0.00 Master Association: \$ _____.
20. **Capital Improvement Fees,** including but not limited to those fees labeled as community reserve, asset preservation, capital reserve,
21. working capital, community enhancement, future improvement fees, or payments: H.O.A.: \$ 0.00 Master Association: \$ _____.
22. **Prepaid Association(s) Fees:** Dues, assessments, and any other association(s) fees paid in advance of their due date:
23. H.O.A.: \$ _____ Master Association: \$ _____.
24. **Disclosure Fees:** Association(s)/Management Company(ies) costs incurred in the preparation of a statement or other documents
25. furnished by the association(s) pursuant to the resale of the Premises for purposes of resale disclosure, lien estoppels and any other
26. services related to the transfer or use of the property. Pursuant to Arizona law, Disclosure Fees cannot be more than an aggregate
27. of \$400.00 per association. As part of the Disclosure Fees, each association may charge a statement or other documents update fee of
28. no more than \$50.00 if thirty (30) days or more have passed since the date of the original disclosure statement or the date the documents
29. were delivered. Additionally, each association may charge a rush fee of no more than \$100.00 if rush services are required to be
30. performed within seventy-two (72) hours after the request. H.O.A.: \$ _____ Master Association: \$ _____.
31. **Other Fees:** \$ 200.00 Explain: disclosure fee
32. **SELLER CERTIFICATION:** By signing below, Seller certifies that the information contained above is true and complete to the best of
33. Seller's actual knowledge as of the date signed. Broker(s) did not verify any of the information contained herein.

34. _____
35. ^ SELLER'S SIGNATURE MO/DAY/YR ^ SELLER'S SIGNATURE MO/DAY/YR

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ADDITIONAL OBLIGATIONS

36. **If the homeowner's association has less than 50 units**, no later than ten (10) days after Contract acceptance, the Seller shall provide
 37. in writing to Buyer the information described below as required by Arizona law.
38. **If the homeowners association has 50 or more units**, Seller shall furnish notice of pending sale that contains the name and address
 39. of the Buyer to the homeowner's association within five (5) days after Contract acceptance and pursuant to Section 3d of the Contract.
 40. Escrow Company is instructed to provide such notice on Seller's behalf. The association is obligated by Arizona law to provide information
 41. described below to Buyer within ten (10) days after receipt of Seller's notice.
42. **BUYER IS ALLOWED FIVE (5) DAYS AFTER RECEIPT OF THE INFORMATION FROM THE SELLER(S) OR HOMEOWNER'S**
 43. **ASSOCIATION TO PROVIDE WRITTEN NOTICE TO SELLER OF ANY ITEMS DISAPPROVED.**

INFORMATION REQUIRED BY LAW TO BE PROVIDED TO BUYER:

44. 1. A copy of the bylaws and the rules of the association.
45. 2. A copy of the declaration of Covenants, Conditions and Restrictions ("CC&Rs").
46. 3. A dated statement containing:
47. (a) The telephone number and address of a principal contact for the association, which may be an association manager, an
 48. association management company, an officer of the association or any other person designated by the board of directors.
 49. (b) The amount of the common expense assessment and the unpaid common expense assessment, special assessment or
 50. other assessment, fee or charge currently due and payable from the Seller.
 51. (c) A statement as to whether a portion of the unit is covered by insurance maintained by the association.
 52. (d) The total amount of money held by the association as reserves.
 53. (e) If the statement is being furnished by the association, a statement as to whether the records of the association reflect any
 54. alterations or improvements to the unit that violate the declaration. The association is not obligated to provide information
 55. regarding alterations or improvements that occurred more than six years before the proposed sale. Seller remains obligated
 56. to disclose alterations or improvements to the Premises that violate the declaration. The association may take action
 57. against the Buyer for violations apparent at the time of purchase that are not reflected in the association's records.
 58. (f) If the statement is being furnished by the Seller, a statement as to whether the Seller has any knowledge of any alterations
 59. or improvements to the unit that violate the declaration.
 60. (g) A statement of case names and case numbers for pending litigation with respect to the Premises or the association,
 61. including the amount of any money claimed.
 62.
63. 4. A copy of the current operating budget of the association.
64. 5. A copy of the most recent annual financial report of the association. If the report is more than ten pages, the association may
 65. provide a summary of the report in lieu of the entire report.
66. 6. A copy of the most recent reserve study of the association, if any.
67. 7. Any other information required by law.
68. 8. A statement for Buyer acknowledgment and signature are required by Arizona law.

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BUYER'S ACKNOWLEDGMENT AND TERMS

69. Buyer: _____
70. Seller: _____
71. Premises Address: _____
72. **NOTE: LINES 75-81 TO ONLY BE COMPLETED BY BUYER, AND NOT SELLER!**
73. **The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the**
74. **above referenced Premises.**
75. **Transfer Fees** shall be paid by: ☐ Buyer ☐ Seller ☐ Other _____
76. **Capital Improvement Fees** shall be paid by: ☐ Buyer ☐ Seller ☐ Other _____
77. Buyer shall pay all **Prepaid Association Fees**.
78. Seller shall pay all **Disclosure Fees** as required by Arizona law.
79. In a financed purchase, Buyer shall be responsible for all lender fees charged to obtain Association(s)/Management Company(ies) documents.
80. **Other Fees:** _____
81. _____
82. **BUYER VERIFICATION:** Buyer may contact the Association(s)/Management Company(ies) for verbal verification of association
83. **FEES PAYABLE UPON CLOSE OF ESCROW.**
84. **ASSESSMENTS:** Any current homeowner's association assessment which is a lien as of Close of Escrow shall be paid in full by Seller.
85. Any assessment that becomes a lien after Close of Escrow is Buyer's responsibility.

ADDITIONAL TERMS AND CONDITIONS

86. _____
87. _____
88. _____
89. _____
90. _____
91. **BUYER ACKNOWLEDGEMENT:** By signing below, Buyer acknowledges receipt of all three (3) pages of this addendum and acknowledges
92. that, although Seller has used best efforts to identify the amount of the fees stated herein, the precise amount of the fees may not be known
93. until written disclosure documents are furnished by the Association(s)/Management Company(ies) per Arizona law (A.R.S. § 33-1260 and
94. §33-1806). Buyer further acknowledges that Broker(s) did not verify any of the information contained herein. Buyer therefore agrees to
95. hold Seller and Broker(s) harmless should the **FEES PAYABLE UPON CLOSE OF ESCROW** prove incorrect or incomplete.
96. The undersigned agrees to the additional terms and conditions set forth above and acknowledges receipt of a copy hereof.
97. _____
98. ^ BUYER'S SIGNATURE _____ MO/DAY/YR ^ BUYER'S SIGNATURE _____ MO/DAY/YR
99. **SELLER'S ACCEPTANCE:**
100. _____
101. ^ SELLER'S SIGNATURE _____ MO/DAY/YR ^ SELLER'S SIGNATURE _____ MO/DAY/YR

For Broker Use Only:

Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
MO/DAY/YR