



NOTICE TO SELLER



REGARDING THE ATTACHED SELLER'S HOMEOWNERS' ASSOCIATION INFORMATION FORM

Dear Seller,

When your property is subject to a Homeowners' Association (HOA) and you list your property for sale, prospective Buyers are entitled to receive certain information of material importance to help them in making a decision whether to purchase. Key concerns to Buyers are the various HOA fees, what these fees cover, the common area amenities, any restrictions regarding the use of the property, and whether the HOA is involved in any litigation. Additionally, it is important to direct Buyers to the HOA's management company or to an officer of the HOA to obtain answers for any questions they may have.

The attached SELLER'S HOMEOWNERS ASSOCIATION INFORMATION form, when accurately completed, will provide prospective Buyers with a substantial amount of important information and will aid in the sale of your property. Please be aware that your HOA or its management company may charge you an administrative fee to complete this form.

For your protection, it is recommended that you have this form completed by an authorized representative of the Homeowners' Association, not by you, the Seller. Therefore, you should immediately deliver this information form to the proper HOA officer or, if applicable, to the HOA's Management Company when you list your property for sale. Upon return of the completed form, you should promptly forward it to your REALTOR® so that he or she may provide a copy of the itemized information to prospective Buyers for your property.

This does not relieve you, the Seller, from the responsibility of notifying your HOA at the time that you enter into a contract with a purchaser for your property so the HOA can send the other documentation required to be provided to the Buyer pursuant to Arizona Revised Statutes §33-1806.

Thank you for your assistance and cooperation.



SELLER'S HOMEOWNERS' ASSOCIATION (HOA) INFORMATION

This document is a request from the Seller to be completed by the Homeowners' Association



Property Owner(s)/Seller(s) _____ Date _____
 Property Address _____ Lot # _____
 Association Name **Starr Pass Shadows** Association Website **www.bidegainrealty.com**
 Association President _____ Phone _____ Email **lorna@bidegainrealty.com**
 Treasurer or Management Co. **Bidegain Realty** Phone **520-886-9877** Email **lorna@bidegainrealty.com**
 Address **8755 E. Broadway Blvd** City/State **Tucson AZ 85710**

ASSOCIATION FEE: \$ 49.00
 per Month Quarter Annual Semi-Annual
YES NO
 Additional HOA Governing Property (Fee \$ _____)
 Pending Litigation Involving HOA
 Pending Litigation By HOA
 Pending Increase in HOA Fee (Amt \$ _____)
 Pending HOA Assessment (Amt \$ _____)

ASSOCIATION FEE INCLUDES: **YES NO**
 Fire Protection
 Refuse Collection
 Exterior Pest Control
 Termite Control
 Insurance:
 Personal Area Structural Hazard
 Common Area Structural Hazard
 Common Area Liability
 Pool Spa
 Recreation/Community Center
 Kitchen Facilities
 Sport Court(s)
 Type(s) _____
 Exercise Facilities
 Laundry Facilities
 Security Patrol Guard Gate
 Playground
 Dog Park

MAINTENANCE: **YES NO**
 Common Area:
 Structural Improvements
 Grounds
 Pool
 Spa
 Sewer Lines and/or Septic
 Streets/Parking Areas
 Personal Areas:
 Building Exterior
 Patios
 Yards (Front)
 Yards (Back)
 Roof
 Heating Equipment
 Cooling Equipment
 Water Heater

UTILITIES:
 Common Area
 Personal Area:
 Electric
 Gas
 Water/Sewer
 Basic Cable
 Internet Access

OTHER:

GENERAL INFORMATION: **YES NO**
 Age Restricted Community
 Cable TV Available
 Key to Common Area
 Key Deposit (Amount \$ _____)
 Pets Allowed (Limit _____) (Size _____)
 RV/Boat Allowed (Limit _____)
 RV/Boat Restrictions
 RV/Boat Storage Space Provided (Fee _____)
 Limited Number of Vehicles (Limit _____)
 Vehicle Parking Restrictions
 Remodeling/Modifications Allowed
 HOA Approval Required
 Rentals Allowed
 Short Term: Yes No

YES NO
 Disclosure Fee (Amount \$ 300.00)
 Transfer Fee (Amount \$ 49.00)
 Capital Improvement Fee (Amount \$ _____)
 Other Fees (Amount \$ _____)
 HOA Controlled By:
 Developer Homeowners
 Sale/Lease Notification Required
 To Whom Bidegain Realty
 When Close of Escrow
 What Info Deed
 Common Area Streets are:
 Public Private (HOA Maintained)
 Common Area Sewer Lines are:
 Public Private (HOA Maintained)

Email the completed form to: _____
 Information provided by: Name Lorna De La Ossa Title/Position Association Manager
 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 August 2022