



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 **Villa Milano @ Rancho Sin Vacas** Association Website **www.bidegainrealty.com**
Association President _____ Phone _____ Email _____
Treasurer or Management Co. **Bidgain Realty** Phone **520-886-9877** Email **lorna@bidegainrealty.com**
Address **8755 E. Broadway Blvd** City/State **Tucson, AZ 85710**

ASSOCIATION FEE: \$ 1,052.00
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:
HOA is governed by a Master Association - Sin Vacas, please contact HBS for details.

GENERAL INFORMATION: YES NO
Age Restricted Community ☐ ☒
Cable TV Available ☐ ☒
Key to Common Area ☐ ☒
Key Deposit (Amount \$ **25.00**) ☐ ☒
Pets Allowed (Limit **2**) (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 \$ **0.00**) ☐ ☐
Capital Improvement Fee (Amount \$ _____) ☒ ☐
Other Fees (Amount \$ **100.00**) ☐ ☐
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