

CONDO-CHECK NEWS

Issue 19

January 2014

WWW.CONDO-CHECK.COM 403-509-2462

Happy New Year 2014

2014 is beginning with more snow than we have seen in many years. Snow removal in many condominium budgets may be impacted.

Verify the utility costs to the unit being purchased with the seller. The operating budget only details the cost of utilities associated with common property.

Condo-Check staff donated \$5.00 per month for 12 months in 2013 and raised \$545.00 which was given to a family with an 8 year old daughter. This family has had a difficult few months due to health issues however, they never lost their faith and joy for life.

When we delivered the money we learned that they were going to have their utilities disconnected right at Christmas.



Documents to request for a condo review

**Registered
Bylaws and the
Historic CAD**

**2014 year
operating budget**

**Financial information to
October 31, 2013**

Point of Interest -

Alberta Condo Owners Association (ACOA)

Membership is \$20.00 per year.

Your Condo Your Investment



167 Abalone Way NE
Calgary, AB
T2A 6Y1

Phone: 403-509-2462
Fax: 403-509-2251
E-mail: intake@condo-check.com
Web: www.condo-check.com

At Condo-Check our goal is to work with Realtors®, buyers and sellers to provide the facts of the condominium corporation in a plain language report that puts the operation of the condominium into perspective so the buyer can make an informed and confident buying decision.

We work with a number of lawyers in Alberta and have thousands of Realtors® referring their clients on a consistent basis. We thank you and will continue to provide the best service we can while respecting the temperament of a real estate transaction.

2014 is our 20th year in operation and we look forward to serving you and your condo buyers for many more years to come.

Condominium Support Services Inc.
condocheck™
your condo your investment

Let us get the condo docs for you ...



If your calendar does not allow time for you to run around collecting condo docs call Condo-Check.

At Condo-Check we introduced this option for Realtors® who list condominiums or for those sales where getting the documents just seems exhausting.

In many of the foreclosure condominium properties being sold

today, the lenders do not provide documents, making the task even more work.

Selling a condominium without providing the documents or waiving the buyers right to the information, can result in a seller and the salespersons being held accountable for damages that might result. Using a professional service that is proven and respected in the industry to obtain these documents can be a solution to the risk as well as the time and stress savings.

All we require from you is the name of the condominium, the condo plan number and the name of the party to obtain the

documents from. This could be the seller, the property manager, a web site or a board member, dependent on the style of property.

Our fee for this service is \$150.00 plus the cost for the documents. We include in this fee the registered bylaws, the CAD (Historical), the Condo Plan and a one time courier to pick up the documents.

Call Tracy or Wendy at the office to arrange for your document order. 403-509-2462 or email at intake@condo-check.com.

Office hours are Monday to Friday 9:30 am to 4:30 pm