



# CONDO CHECK® NEWS

Issue 24

June 2014

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

## We are listening....

### June Tip...

Due to the increase in demand we have increased our staff at Condo Check® to assist you in getting your condominium documents reviewed. We also have a rush service (time & Consultant availability permitting) and will send a one time courier to pick up documents from real estate office locations that are more than 30 minute from our Abalone Way NE location.

Doing a document review at the listing stage will save time in the closing process while minimizing the risk of unforeseen problems. Many lenders today are requesting a Condo Check® document review at closing. Being proactive could protect your sale.



**Protect your Condo Castle**

**Recommend a Condo Check® Review**

### Documents to request for a condo review

**Registered Bylaws and the Historic CAD**

**2014 year operating budget and the 2013 Audited Financial Statements**

**Financial information to April 30, 2014 and the Reserve Fund Plan**

### Point of Interest -

## Alberta Condo Owners Association (ACOA)

Membership is \$20.00 per year. A great gift for your condo buyer.

## Your Condo Your Investment™



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*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.*

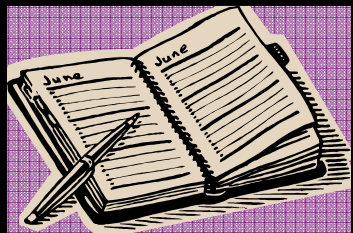


Condominium Support Services Inc.™

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 pro-

vide 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](mailto:intake@condo-check.com).

Office hours are Monday to Friday 9:00 am to 4:30 pm (excluding holidays).

(This service available in the Calgary area only.)