



CONDO CHECK® NEWS

Issue 23

May 2014

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

Time is of the Essence

May Tip...

The hot real estate market has made it challenging for Realtors® to do their due diligence with the time it takes to acquire condo documents. Two tips to help you shorten the turnaround time:

1 - Be sure to request the current financial statement (balance sheet & budget comparison) and the disclosure letters (structural issues, special assessments, owner occupancy ratio, legal actions, etc) immediately as these can take 2 to 3 days to obtain.

2 - When taking the condo listing order ALL documents immediately and order the document review at the listing stage!



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

Financial information to March 31, 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.

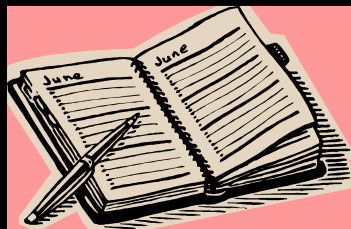


condocheck®

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.

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

(This service available in the Calgary area only.)