

Audubon Condominiums at Feather Sound
Estoppel Certificate

Date of Issuance _____, 20____

An estoppel certificate that is hand delivered or sent by electronic means has a 30-day effective period. An estoppel that is sent by regular mail has a 35-day effective period

Name (s) of owner(s) as reflected in books and records of the Association:

Name(s) of prospective buyer(s): _____

Unit # and physical address: _____

Closing Date _____

Parking or Garage Space number, as reflected in book of records _____

Name, Address and contact information of the requesting party _____

Fee for the preparation and delivery of estoppel:

Within 10 days- \$250.00 Payable to: Audubon Condominiums at closing.

Rush (3 day)-\$350.00

Account in Collections within 10 days \$400.00

Delinquent Accounts Contact:

Contact: Cianfrone, Nikoloff, Grant -1964 Bayshore Blvd. Ste. A Dunedin, FL 34698.

Phone (727) 738-1100 Fax (727) 733-0042. Email: estoppel@attorneyjoe.com **Fee-\$400.00**

ASSESSMENT INFORMATION:

The regular periodic assessment levied against the unit is \$_____ per month.

The regular periodic assessment is paid through _____, 20_____

The next Installment of the periodic assessment is due: _____, 20_____

The following is a breakdown of the unpaid amounts

An itemized list of all assessments, special assessments, and other moneys owed on the date of issuance to the Association by the unit owner for a specific unit is provided

12 months/1% Original Mortgage per Florida Statute \$ _____

Regular Assessments/Maintenance Fees Due through ____/____/____ \$ _____

Payment Periods: _____ at \$ _____ per _____

Special Assessments due through ____/____/____ \$ _____

Payment periods at \$ _____ per _____

Interest Due through ____/____/____ \$ _____

Administrative Late Fees \$ _____

Collection Costs \$ _____

Association Costs _____ \$ _____

Attorney's Fees and Costs \$ _____

TOTAL UNPAID AMOUNT THROUGH ____/____/____ \$ _____

*An itemized list of any additional assessment, special assessments, and other moneys that are **scheduled to become due** for each date after the issuance for the effective period of the estoppel certificate is provided. In calculating the amounts that are about to become due, the Association may assume that any delinquent amounts will remain delinquent during the effective period of the estoppel certificate. **Please note there may be special assessments or other fees that will be due outside of the effective period of this estoppel certificate***

Maintenance Fees Due ____/____/____ \$ _____

Special Assessments Due ____/____/____ \$ _____

Interest Due Through ____/____/____ \$ _____

Administrative Late Fees \$ _____

Collection Costs \$ _____

Association Costs _____ \$ _____

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Violation Fines _____ \$ _____

Attorney Fees & Costs _____ \$ _____

TOTAL UNPAID AMOUNT THROUGH ____/____/____ **\$** _____

Is there a capital contribution fee, resale fee, transfer fee, or other fee due? ____ YES **NO**

Is there an open violation of rule or regulation noticed to the unit owner in records? ____ YES ____ **NO**

Approval needed by Board of Directors of Association? ____ YES **NO**

Is there a right of first refusal? ____ YES **NO**

Is there a Master Association ____ YES **NO**

Are there any pending special assessments that have been ratified or confirmed? ____ Yes ____ No

Is there any pending litigation ____ YES ____ NO

Is garbage included in fees **YES** ____ NO

Is water included in fees ____ YES **NO**

To whom should payment be sent? Audubon Condominiums- 2400 Feather Sound Dr. #813, Clearwater, FL 33762

Contact information for all insurance provided by the Association: Bouchard Insurance-David Mohns-727-373-2947

Provide the signature of officer or authorized agent of the Association

Signature

Title

Printed Name

Date

Contact information: auduboncondominiumoffice@gmail.com 727-540-9730

2400 Feather Sound Dr. #813

Clearwater, FL 33762