Real Property Management & CMS
5550 Blazer PkwySte 175
Dublin, OH43017
Department: Escrow Department
Phone: (833) 462-3627

Community ARCHIVES®

Resale Disclosure Statement

Bentwood Farms HOA

FEES DUE TO ASSOCIATION	Additional Comments / Escrow Instructions
Regular Assessments Paid Through: 4/30/2022	The next annual billing will be on 5.01.2022. The new rate has not been determined.
Current Account Balance: $0.00	Prorates and credits must be paid by the buyer to the seller at closing.
Transfer: **$0.00**	
Working Capital: **$0.00**	
Reserve: **$0.00**	
Enhancement: **$0.00**	
Advanced Assessments: **$0.00**	
New Account Setup Fee: **$75.00**	
Other 2: **$0.00**	
Other 3: **$0.00**	
Total Due: $75.00	

IMPORTANT DISCLOSURE

New owner may be charged a one-time fee for integration into the accounts and records of the association. When applicable, this fee will be disclosed as a "New Account Setup Fee" in the "Fees Due to Association" above.

ASSOCIATION ASSESSMENTS / ADDITIONAL ASSESSMENT AND FINANCIAL INFORMATION

Amount of Property Assessment is? **$100.00**

Frequency of Property Assessment? **Annually**

Assessments are due on this day of the month: **1**

Assessments are past due on this day of the month: **10**

The late fee is (enter the actual amount): **$0.00**

The late fee percentage is:

Is there any late fee interest? If so, how is it calculated?

Amount of other assessment? **N/A**

Purpose of other assessment?
N/A

Amount of special assessment? **N/A**

Purpose of special assessment?
N/A

Is there a Community Enhancement Fee? **No**

How is the Community Enhancement Fee calculated (if applicable)?
N/A

Amount of money in the designated reserve fund intended to be used for long term capital needs?

If a Unit/Home is acquired through foreclosure (or other means), is mortgage company responsible for all unpaid and future Association Assessments and related costs? If so, explain?
The mortgage company is responsible for Association Assessments from the date that they take the title back.

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Does the Association have any active leasehold that affects the association? If so, what is the nature of the leasehold, and what is the remaining term of said leasehold?
No

Capital expenditures approved by the Association for the next 12 months (if applicable):
Capital expenditures by the Association within the current or succeeding two fiscal years can be determined by reviewing the budget and balance sheet.

LEGAL INFORMATION

Does the Association hold the Right of First Refusal on this property transaction? If so, explain the process for obtaining a waiver.
No

Is the Association governed by the Uniform Condominium Act (or a similar act)?
No

Do the governing documents specifically allow the Association to foreclose on an owner's property for failure to pay assessments? **Yes**

Are there any liens against this specific Property? If yes, please explain.
No

Is the Association involved with any litigation with this specific Association Member? If so, explain?
No

Are there any active judgments against the Association? If so, explain?
No

The style and cause number of any pending lawsuits the property owners' association is a party to (other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association):
N/A

COVENANT COMPLIANCE INFORMATION

Has the Unit/Home been specifically inspected for compliance with covenants in conjunction with this inquiry? **No**

A description of any conditions on the owner's property (or limited common area) that the Association has actual knowledge are in violation of the applicable covenants, restrictions, bylaws or rules:
No known violations

Has notice been received from any governmental authority, or is the Association aware of any health, safety or building code violations in any common areas or units/homes? If so, explain?
No

GENERAL INFORMATION

Type of Association/Community?
HOA

Is this a Sub or Master Association? If so, explain: **N/A**

Is Unit/Home held in Fee Simple? **Yes**

Date of Association Fiscal Year End?
12/31/2021

Are pets permitted? If so, are there any restrictions?
Yes without restrictions

Is there a key to common areas? If so, is there a deposit/amount?
No

Is street parking permitted? If so, are there any restrictions?

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Yes

Is RV/Boat storage permitted? If so, are there any restrictions?
Yes but in a garage only

What areas of the community is the owner responsible to maintain other than their Unit/Home/Lot?
None

INSURANCE INFORMATION

Insurer's Name?
Nationwide Property & Casualty Ins

Insurance Contact Name
(614) 486-5400

Insurance Contact Phone Number?
(614) 486-5400

Are any Common Area structures located in a Special Flood Hazard Area? **No**

The amount of fidelity coverage for Directors and Officers? **See Financials**

Does the Association have General Liability and Property Insurance coverage? **Yes**

Amount of Property insurance coverage? **$0.00**

Amount of General Liability Insurance? **$2,000,000.00**

MANAGEMENT COMPANY INFORMATION

Real Property Management & CMS
5550 Blazer Pkwy Ste 175
Dublin, OH 43017
Phone: (833) 462-3627

I hereby certify that the above information is true and correct to the best of my knowledge and belief.

Completed By:: ***Customer Service***

Statement Date: **Aug 25, 2021**

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Bentwood Farms HOA

PLEASE REFER TO PAGE 2 FOR COMPLETE ESCROW INSTRUCTIONS AND DETAILS

Statement Date: Aug 25, 2021

Property Address: 12870 Pacer Drive | Pickerington, OH 43147
Order Date: 8/25/2021, 8:45:48 AM
Order #: SUUCR
Requested By: Cathy Merriman
Phone #:
Contact Name: CATHY MERRIMAN
Contact Phone: 614-855-6870
Contact Email: cmerriman@esquiretitle.com

Escrow #: 21-16337
Owner/Seller: Dwane and Christine Haggy
Closing Date: 8/30/2021
Buyer's Name: Pierry, Kerline and Sergio Fontaine
Buyer's Address:
City, State Zip: ,
Buyer's Phone #:

FEES DUE TO Real Property Management & CMS

Document Processing Fees		Amount
Core Documents		$210.00
Add On Documents		$0.00
Priority		$125.00
Shipping		$0.00
Convenience Fees		$13.40
Credits		
	Amount Paid	$348.40
	Other Credits	$0.00
	Order Balance Due:	$0.00
Post Closing Fees		
	Legacy Account Closure Fee	$175.00
	Other 1	$0.00
	Other 2	$0.00
	Other 3	$0.00
	Total Due (Order Balance Due plus Post Closing Fees):	$175.00

Please reference ALL order number(s) from above on all checks you issue.

ALL FEES/AMOUNTS PAYABLE AT CLOSING
Mail all payments to: Real Property Management & CMS
1225 Alma Rd Ste 100
Richardson, 75081

PLEASE PROVIDE SEPARATE CHECKS FOR AMOUNTS BELOW:

Please collect $175.00 payable to Real Property Management & CMS for above noted fees.

Please collect $75.00 payable to Bentwood Farms HOA for Association fees (see page 2 for Comments & Fee Details)

Please provide Real Property Management & CMS with a copy of the Grant Deed / Assignment of Lease/Deed AND Mortgage, or Agreement of Sale

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