CAMS
trusted guidance
community association management services

Resale Disclosure Services

Just as real estate brokers earn commissions and lenders, appraisers, inspectors, and attorneys may charge fees for various services, community management companies may provide certain fee-based services related to preparing and certifying disclosure statements required for processing the sale. The tasks performed by the management company can often be complex and time-consuming.



A closing attorney may request one or more of the services below.

THESE TASKS INCLUDE:

- Preparing a statement of account. This includes a summary of a property seller's financial and legal status related to the association, ensuring that no arrears or liens exist.
- Preparing resale disclosure package. This includes the owner's account statement and the essential association documents to ensure full disclosure for the buyer.
- Working with lenders and obtaining necessary documentation for underwriting the property. These requirements can vary from lender to lender.
- Performing covenants compliance inspection. The managing agent performs an inspection and prepares a report verifying the property's compliance with Covenants, Conditions, & Restrictions (CC&Rs). This report includes a physical inspection and discloses any active compliance issues.
- Resale disclosure services are provided timely, and expedited services may be requested.
- Our team coordinates with closing attorneys and provides services and support to new homeowners, ensuring the move-in process will be smooth.

ASK US ABOUT WHAT CAMS CAN DO FOR YOUR COMMUNITY

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