

SELLING YOUR VILLA

Seller's Responsibilities

1. At the time the villa is put on the market, the trustees or designated representatives must be notified so that a final inspection of the villa's exterior can be completed.
2. VNT transition agent is to send a letter to current resident and the real estate company, listing the items to be taken care of as the result of the above inspection.
3. All repairs (if any) must be completed before closing.
4. The Trustees will inspect the exterior of the villa and bring to the owner's attention any repairs or violations that must be corrected. All repairs or violation(s) will need to be repaired/replaced before closing. In the event of any violation(s) of rules & regulations not remedied within 30 days of the Trustees' inspection report, the cost to remedy the violation(s) will be assessed by the HOA to the seller. This amount will be held in an escrow account with the title company prior to closing. The HOA will resolve any remaining violation(s). All costs and related charges will be charged against the escrow account. Any remaining funds held in escrow by the title company will be returned to the owner.
5. Owner and Buyer's real estate agent cannot act independently (without approval of the HOA) to complete any work to the common ground or exterior of buildings.
6. VNT transition agent will immediately contact the real estate agent and explain the moving parameters. There are some guidelines on what size moving van can be used. It can be no longer than 24 feet. At the time of moving into the villa, the repair of any and all damages to villa property, including sidewalks, driveways, and curbs, landscaping, lawns, trees and the exterior of the villa that occurs during the moving process will be the responsibility of the buyer. Any repairs that are needed must be approved by HOA trustees.
7. Initiate transfer of roof warranty. Seller has 60 days from real estate closing to complete. A transfer fee is required and is the responsibility of the seller. The HOA is not responsible for this fee. Call Owens- Corning at 1-800-766-3464 to complete the warranty transfer process.