

ROYAL PARK CONDOMINIUM APARTMENTS, INC.

119 Royal Park Drive #1A, Oakland Park, FL 33309

Office: 954-739-6300 FAX: 954-731-4341 RPManager@RPCondos.com

ESTOPPEL CERTIFICATE REQUEST

Request Date: _____ Requestor Company/Name: _____

Please Deliver VIA: FAX EMAIL US MAIL

Requestor Phone#: _____ Requestor Fax#: _____

Requestor Email: _____

Please Send Estoppel to: _____

Please Select Delivery Type:

Standard Delivery, \$175.00 within 10 Business Days

Expedited Delivery, \$300.00 within 3 Business Days

NOTE: If Seller/Owner is delinquent in any amounts due Association, and that account has been turned over to our legal counsel, an additional \$150.00 charge applies.

You may request a refund if the certificate is requested in conjunction with the sale or mortgage of a unit but the closing does not occur. The request for the refund must be in writing and must occur no later than 30 days after the closing date. The refund will be provided within 30 days after receipt of a written request.

Seller/Owner: _____

Property Address: _____

Buyer/Borrower: _____

File Number: _____

ASSESSMENT INFORMATION

1. The regular periodic assessment levied against the unit is \$_____ per quarter.
2. The regular periodic assessment is paid through _____.
3. The next installment of the regular periodic assessment is due _____ in the amount of \$_____.
4. Account Balance currently due \$_____. Account Balance Moving Forward \$_____.
5. Date regular periodic assessment is late: 10 Days
6. Late Fee on each delinquent assessment: \$25.00
7. Payments are Made to: Royal Park Condominium Apts. Inc.
8. Payments are Mailed to: 119 Royal Park Drive #1A, Oakland Park, FL 33309
9. The Association does not have any current or pending Special Assessments.
10. There are no other Associations.
11. Water, Sewer & Trash Removal included in Maintenance Assessment.

If applicable, an itemized list of all assessments, special assessments, and other moneys owed on the date of issuance, or that are scheduled to become due for each day after the date of issuance for the effective period of the estoppel certificate is provided.

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OTHER INFORMATION

12. Parking Space Number included: _____

13. There is NOT a Capital Contribution fee.

14. There is a \$100 Application Fee per single or married Buyer(s)/Borrower(s).

15. The Association's Rules & Regulations require application and approval by the Board of Directors of the Association for the transfer of the unit and a Certificate of Approval will be provided.

16. Open violation(s) of rule or regulation noticed to the unit owner in the association official records?

Yes No / Brief Description of Violation: _____

17. The Association has a Right of First Refusal, which is waived. The Members of the Association DO NOT have a Right of First Refusal.

ASSOCIATION INFORMATION

18. There are 671 residential units in the Association.

19. There are no commercial units or leases in the Association.

20. Master Insurance Contact Information:

Brad Lubin, Franklin Hamilton Insurance, 561-287-9834

21. Association Attorney Contact Information:

Beth Lindie, Esler & Lindie, PA Attorneys at Law, 954-764-5400

22. Royal Park Condominium Apartments Inc. is In Good Standing with Florida Dept. of Corporations.

Prepared By: _____

Date Prepared: _____

Printed Name: _____

This Estoppel Certificate has a 30-day effective period if hand delivered or sent by electronic means.
This Estoppel Certificate has a 35-day effective period if sent by regular mail