



**PLAZA DE LAS FUENTES  
Condominium Association, Inc.  
700 Ridenhour Circle  
Orlando, FL 32809  
Tel. 407-888-0733**

**Email: [plazalafuentescond@yahoo.com](mailto:plazalafuentescond@yahoo.com)**

## ESTOPPEL CERTIFICATE

**Date of issuance: \_\_\_\_\_**

**(Effective by 30 days as 718.116 FL Statute)**

Total fee for the preparation and delivery of the Estoppel Certificate (please choose one):

<input type="checkbox"/> <b>Standard Fee \$275.00</b> (If the account is delinquent will be apply \$175.00 more for a total of \$450.00 and include current ledger). (10 business days)	<input type="checkbox"/> <b>Expedite Fee \$375.00</b> (If the account is delinquent will be apply \$175.00 more for a total of \$550.00 and include current ledger) (3 business days)
The Estoppel Certificate fee will be pay to: <b>Plaza de las Fuentes Condominium Association, Inc. 700 Ridenhour Circle, Orlando FL 32809</b>	

**NOTES:**

1. THIS AMOUNT WILL BE PAID TO THE ASSOCIATION AT THE TIME OF CLOSING THE BUSINESS WITH THE CUSTOMER IN COMPLIANCE WITH THE REGISTER PROCESS BY THE ASSOCIATION. IF WE DO THE COMPLETE PROCESS AND THE BUSINESS IS NOT COMPLETED BY EITHER, SELLER OR BUYER; THE OWNER HAS TO PAY FOR THE SERVICES PROVIDED. IN CASE OF DEFAULT, THE TOTAL FOR THE SERVICE WE WILL CHARGE IN THE UNIT ACCOUNT.
2. All Buyers/Renters must be PRE-APPROVED by the Association prior to closing. Completed Application must be submitted with this Estoppel Certificate. Application is attached.
3. Approval letter and fact-to-face interview is required.

**REQUESTOR AND BUYER INFORMATION:**

1. Requestor company contact information:

Contact Name:	
Address:	
Email:	
Phone:	Extension:
Alt. Phone:	Fax number:

2. Closing Date: \_\_\_\_\_ Case #: \_\_\_\_\_

3. Will be this Condo Unit buyer's primary residence?  Yes  No

4. The buyer want this Condo Unit for:  Living  Vacation  Rent

5. This property is a:  Bank-owned Foreclosure  Short Sale  Regular Sale

6. Buyer contact information:

Name:	
Residence Address:	
Mailing Address:	
Email:	
Phone:	Extension:
Alt. Phone:	Fax number:

**SELLER INFORMATION:**

7. Association Name: **Plaza de las Fuentes Condominium Association, Inc.**

8. Name(s) of the unit/parcel owner(s) as reflected in the books and records of the Association:

\_\_\_\_\_

\_\_\_\_\_

9. Address of unit designation (Number) and building (Letter): **NOTE: One address per Estoppel.**

\_\_\_\_\_ (unit number) **Wyman Court, Building** (mark one)     A     B     C     D.

\_\_\_\_\_ (unit number) **McDougall Court, Building** (mark one)     E     F     G     H     CUI.

\_\_\_\_\_ (unit number) **Ridenhour Circle, Building** (mark one)     I     J     K     L     M     N.

**Orlando, Florida 32809.**

10. Parking or garage space number, as reflected in the books and records of the Association:

Our Declaration of Condominium establish one parking for each unit and it is identified with the letter of the building and number of the unit.

11. Attorney's name and contact information if the account is delinquent and has been turned over to an attorney for collection. (No fee may be charged for this information).

**ASSESSMENT INFORMATION:**

12. The monthly assessment levied against the unit/parcel is **\$230.00.** **(It does include water and sewer).**

13. The next installment of the monthly assessment is due on **1<sup>st</sup> day of next month in the amount of \$230.00.**

14. The regular periodic assessment is paid through the **first five days of each month.** **After 5<sup>th</sup> day of each month a late fee of \$25.00 is applied.**

15. An itemized list of all assessments and other **money owed on the date of issuance to the Association by the unit/parcel owner** for a specific unit/parcel is provided.

DESCRIPTION	AMOUNT
Regular Monthly Assessment amount due (HOA)	
Late Fee	
Insufficient Ck's Fee	
Special Assessment	
Fine	
Legal / Account Fees	
Interest	
Transfer Fee	\$150.00
**Application Fee (\$40.00 by person <b>Non Refundable</b> )	
Estoppel Certificate	
Other	
<b>TOTAL</b>	

\*\*For international process the price will be set by the company in charge to do the process.

16. An itemized list of any additional assessments, special assessments, and other money that are scheduled to become due for each day after the date of issuance for the effective period of the Estoppel Certificate is provided. In calculating the amounts that are scheduled to become due, the Association may assume that any delinquent amounts will remain delinquent during the effective period of the Estoppel Certificate.

**OTHER INFORMATION:**

17. Is there any open violation of rule or regulation noticed to the unit/parcel owner in the Association official records?  Yes  No
18. The Rules and Regulations of the Association applicable to the unit require approval by the Board of Directors of the Association for the transfer of the unit/parcel and this buyer:  
 Was approved  No approved yet because do not complete the approval process.
19. The members or the Association **do not have right** of first refusal and we are the only Association for this Condominium.
20. Provide contact information for all insurance maintained by the Association. USA Southstar, LLC. PO Box 782436, Orlando, Florida 32828. Agent: Mrs. Sandra Koffinas Phone 407-435-8023 Fax 321-352-7024 Email: [agent99sk@gmail.com](mailto:agent99sk@gmail.com).

\_\_\_\_\_  
 Auria Sierra, Treasurer

\_\_\_\_\_  
 Date