

Procedure for Intent to Sell

Notices:

Notify Your Buyers: Application to reside at Casa Verde Club must* be made within 5-days of a fully executed contract or it could affect your closing date. **Buyers must fully complete their online application at least 10 days before closing.** Please notify your buyer's agent to share the website below for buyer to apply:
TenantEV.com Code: 11372

Rental Units: Units purchased after 12/14/2023 are subject a maximum of 35% rental units of all new applications to-date. It is extremely important that you understand the current percentage by confirming with Leland Management before listing your unit or accepting a contract.

Smoking: is not permitted in units purchased after 12/14/2023 or units with new tenants as of 12/14/2023. Smoking is only permitted at least 25 feet away from any building and 25 feet away from the outside of the pool/clubhouse fence area.

Pets: Only 2 pets per unit are permitted with a maximum weight of 35 pounds at maturity. Certain breeds are not permitted. Please review the current governing documents if you have any questions/concerns. In accordance with the rules and regulations of the association, emotional support animals (ESA) must documentation from a physician or appropriate authority regarding the emotional support animal for review with your application

Procedures:

1. Complete the Notice of Intent to Sell form attached.
2. In addition to the form below, provide a copy of signed Sales Contract, must include; buyer's name, selling price, closing date, and title company contact information.
3. Also provide a check for \$100.00 payable to Casa Verde Owners Association Inc. for processing fees to be delivered or mailed to (if ample time before closing) to Leland Management's Rockledge office located at 1221 Admiralty Blvd, Rockledge, FL 32955 (321- 549-0953).
4. The estoppel certificate will be forwarded to the title company by Leland Management after the approval at ROFR (Right of First Refusal)/ Welcoming Committee meeting with new buyers, which will not be held until Buyer has completed the required application process.
5. Buyers to meet with Board Member(s) at Clubhouse for review of documents and most important Rules and Regulations, By-laws, etc., **at least 5-days prior to purchasing their unit.**
6. The Board will not accept partially completed forms or unexecuted sales contracts.
7. This form is required regardless for all sales whether through a listing or private sale.

Intent to Sell

Casa Verde Club Owners Association, Inc.

This form must be provided to the management company no later than 15-days before your closing or closing may be delayed.

This form is required regardless for all sales whether through a listing or private sale.

_____ 1675 S. Fiske Blvd, Rockledge, FL 32955 Assigned Parking Spot # _____
UNIT NUMBER/ADDRESS

This Notice of Intent to Sell must be accompanied by a check in the amount of \$100.00 made payable to Casa Verde Club Owner's Association, Inc. and returned to Leland Management.

SECTION TO BE COMPLETED BY SELLER

In compliance with the Declaration of Covenants and Restrictions of the Association named above, I (we) hereby serve notice that as Owner(s) or Agent of the above referenced unit, I (we) intend to offer said unit.

Current property owner names and signatures:

SIGNATURE _____ PRINTED NAME _____

SIGNATURE _____ PRINTED NAME _____

SIGNATURE _____ PRINTED NAME _____

PHONE NUMBER(____) _____ PHONE NUMBER(____) _____

NEW MAILING ADDRESS _____

EMAIL ADDRESS _____ EMAIL ADDRESS _____

Partially completed forms will not be accepted.