

Property Address: 1241 Gulf of Mexico Drive #308, Longboat Key, FL 34228

Community Name: Water Club Building # 01 / South

Does your condo have hurricane protection? Hurricane Shutters Impact Glass Hurricane Screens

Do you have a security system? Yes No Company: Installed by previous owner, not currently in use

Is your system transferable? Yes No

Assigned parking space(s) # 44 Assigned Storage Locker # 15

Other assigned or deeded amenities \_\_\_\_\_

### Condo Association (if applicable)

Association Name: Water Club

Property Management Contact: Carl Lekic 941-387-7719

What is the fee? \$ 4,750.00 monthly quarterly annually

Are there additional fees? Yes No \$ \_\_\_\_\_ monthly quarterly annually

What does the fee include?

Management, staff, building and grounds maintenance and repairs, amenities, common taxes and insurance, internet, escrow reserves fund, fidelity bond, cable TV, pest control, water, trash & sewer, security

Buyer Approval? Yes No Application Fee: \$100

Any Current or Pending assessments? Yes No Amount: \$ \_\_\_\_\_ For? \_\_\_\_\_

Are pets allowed? Yes No Restrictions: Max 2 pets able to be carried in all common areas of the building

Are there lease restrictions? Yes No 3 Month minimum / Once per year

### Documents: (Please provide all documents—we will make copies and return the originals)

Floor Plan Yes No HOA Documents, FAQ, Budget, Financials, Rules, etc.

Site or Building Plan Yes No Wind Mitigation Report Yes No

### Community Amenities

What amenities does your condo offer? Newly renovated 18,000 sq ft clubhouse with fitness center, spa, game room, ballroom, library, etc., heated pool and spa, tennis courts, outdoor courtyard with fire pit, boardwalk to beach, concierge service, onsite management, guard gate with 24-hour security, and more.

Does your condo building have any recent or planned improvements or renovations?

The clubhouse was just completely renovated, assessments have been paid.

**Utilities:** (12 month average)

Electric Company: Florida Power & Light (FPL) Average electric bill? \$40-60 when vacant

How much is your average water bill? Included in condo fee

Who is your internet/cable provider? Comcast

**Appliances:**

	<i>Brand/Model</i>	<i>Year Installed</i>	<i>Warranty/Maintenance</i>
Air Conditioner (1)	Lennox 3 Ton C/U & A/H	2018	Extended warranty
Air Conditioner (2)	Lennox 2.5 Ton C/U & A/H	2018	through Sept 2023
Refrigerator			
Oven/Range			
Cook Top	GE Profile 36" Black Electric Smooth	2018	
Dishwasher	Kenmore Elite	2015	
Microwave			
Disposal			
Water Heater	HTP 80 Gallon	2017	
Washer			
Dryer			
Other			

**Services:**

Pest Control Company Included in condo fee Fee \_\_\_\_\_

Other \_\_\_\_\_ Fee \_\_\_\_\_

**Insurances obtained by seller:** *Carrier*

*Annual Premium*

Homeowners CHUBB \_\_\_\_\_

Flood \_\_\_\_\_

Other \_\_\_\_\_

**Home Warranty**

Are you providing a Home Warranty?  Yes  No Company: \_\_\_\_\_

Is the home being sold Furnished?  Yes  No Does your condo have any "Green" features?  Yes  No

Are there any items "attached" to your home that you are planning to exclude from the sale?  Yes  No



**Things you like about your condo:**

List the aspects you most like about your home, is there lots of natural light, the floor plan, the kitchen, etc. This will help us highlight these things for potential buyers.

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**Things you dis-like about your condo:**

These will likely be the same things potential buyers will bring up as objections. The more information we have from you, the more prepared we will be to turn their objection into a positive.

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