

## **WHAT YOU NEED TO KNOW WHEN SELLING YOUR HOME**

**This is to inform you of your obligations as you prepare for the sale of your home. For more information, please refer to your homeowner's manual or feel free to contact the Reality Committee or a Board Trustee with any questions you may have.**

### **SELLER REQUIREMENTS:**

- 1. Notify the Board of Trustees in writing of the date you are listing your house with an agent or selling your house on your own.**
- 2. When your property is listed, please notify us of the Realtor's Name, Address, and Contact Numbers.**
- 3. As soon as the prospective buyer(s) of your home is/are known, you or your Agent must notify the Board, IN WRITING, of the names(s), address, and contact number of the prospective buyer(s).  
We require a signed and notarized Certification of Purchaser of Compliance with the Age Restriction Requirements of Housing for Older Persons Exception from the Federal Fair Housing Amendments Act of 1988 (Pursuant to P.L.2008.cl.71) along with proof that at least one of the residents meets the age qualifications of 55 years or older. Two copies of identification are required whereby one must have a photo such as a valid Driver's License with a second form of identification also showing proof of age such as a Passport, Military Card, Birth Certificate, note that credit or debit cards are not valid. We will also require the date of closing, name, address, and telephone number of your Attorney or Title Co.**
- 4. Your maintenance fees must be paid in full to the end of the quarter in which the closing takes place. Any reimbursement should be collected at your closing.**
- 5. No signs can be placed on your property or common ground of Sonata Bay except for an Open House or Estate Sale. Two hours before an Open House or Estate Sale, signs may be placed outside the three entrances and one sign at each intersection of your street. Balloons and/or a sign may be placed in front of your house for the duration of the event, which cannot exceed three hours during a Saturday and Sunday only. All signs and balloons must be removed immediately after the event.**

**Please inform your agent and/or attorney that Sonata Bay Club Homeowners Association is a volunteer organization. As the office is only staffed by volunteers, we can be notified by fax 732-269-1272 or phone 732-269-8278 and will reply as soon as possible.**