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Subject: Buyer's Checklist

Before First Viewing Properties

- Review & sign Buyer Brokerage Agreement

When submitting an offer to purchase a property:

- Provide the following items to your Realtor:
 - Driver license
 - Proof of funds or pre-approval letter
 - Trust if you have one
 - Notify your Realtor if you are entering into a like-kind exchange, Section 1031 of the Internal Revenue Code
 - List all **Real Property** and **Personal Property** items you want to include in the purchase
 - Unless excluded by the seller, **Real Property** items normally remain in the property and are included in the sale. Real Property includes built-in appliances (such as HVAC systems, water heaters, water filter and and softener systems), built-in furnishings (such as cabinets mounted on the wall in the kitchen or garage, Murphy beds mounted on the floor or wall, mirrors in bathrooms, water faucets and built-in desks), wall-to-wall carpeting and other types of flooring.
 - Unless excluded by the seller, **Personal Property** items existing on the property as of the date of the initial offer are included in the sale. These should be specified in the contract. Personal Property includes ranges/ovens, refrigerators, dishwashers, disposal, ceiling fans, intercom, light fixtures, drapery rods and draperies, blinds, window treatments, smoke detectors, garage door openers, thermostats, doorbells, television wall mounts and television mounting hardware, security gate and other access devices, mailbox keys and storm shutters/storm protection items and hardware. Personal Property is included in the purchase price, has no contributory value and shall be left for the buyer.

- Read the **Guidelines for Purchasing Property in Solivita** from the Solivita Membership Office, available at:

<https://borchinirealty.com/wp-content/uploads/2023/04/Guidelines-for-Purchasing-Property-in-Solivita-4-20-2023.pdf> or
<https://www.solivitahoa.com/std.php?IID=100642003&ISubmenuID=80181>

After there is an effective contract for the purchase of a property (date when the last of the parties signs or initials the contract and delivers it to the other party)

- Submit initial deposit (earnest money deposit) to be held in escrow with title company within three days of the effective date
- Have the property inspected and submit repair request to seller before expiration of inspection period
- Have the property inspected for wood destroying organisms and submit report to mortgage company if obtaining a mortgage
- Notify seller of your intent to proceed with or cancel the contract before expiration of inspection period
- Have a boundary survey conducted or obtain a copy of previous survey
- Obtain homeowners insurance policy and provide copy of binder to the title company
- If obtaining a mortgage
 - Make a **mortgage loan application** for financing within five days of the effective date
 - Keep your Realtor apprised of mortgage loan approval or status. Provide written status from lender to your agent. Loan approval period is within 30 days of the effective date of contract. If no loan approval prior to expiration of loan approval period, buyer must:
 - Give timely written notice of termination
 - Give timely written notice of intent to proceed regardless of loan approval
 - Negotiate extension of loan approval period
 - Silence (if no notification from buyer)
 - Proceed as though a cash deal
 - Seller can terminate within three days of loan approval period expiration

30 Days prior to closing, contact utility companies to turn on utilities on the day of closing

Electricity

Duke Energy

duke-energy.com

407 629-1010, 855 637-6513

Water & Sewage

Toho Water Authority

951 Martin Luther King Blvd Kissimmee, FL 34741

CustomerService@tohowater.com

863 496-1770, 407 944-5000

Internet, Cable & Telephone

Blue Stream
solivita@bluestreamfiber.com
407-743-5288

Spectrum
spectrum.net
877-463-0677, 888-369-2408, 866-309-3279

Frontier
frontier.com
855 398-3010

Century Link
centurylink.com
800 723-8010

No later than 14 business days prior to the closing date, submit Solivita HOA forms package, specifically including the Age Verification, License Plate Registration, Informed Consent Agreement & Waiver and PAR-Q forms to the Solivita HOA Membership Office, available at:

<https://borchinirealty.com/wp-content/uploads/2023/04/Guidelines-for-Purchasing-Property-in-Solivita-4-20-2023.pdf> or
<https://www.solivitahoa.com/std.php?IID=100642003&ISubmenuID=80181>

The week before closing

Contact the Solivita Membership Office to schedule your in-processing appointment at 863 427-7143
solivitamembership@evergreen-lm.com

The day before closing

- Wire the balance in cash due to the title company
- Buyer or buyer's representative should perform a walk-through inspection of the property; this inspection also may be done on the day of closing prior to closing time

After closing

- The title company or your agent will forward the closing documents to the HOA management company, Evergreen Lifestyles Management and to the Club management company CastlyGroup. A couple of weeks after closing you should receive a new owner's welcome packet from Evergreen Lifestyles Management and Castle Group with payment coupons for your monthly HOA and Club fees. If you do not receive the packets within a couple of weeks after closing, contact Evergreen Lifestyles Management Customer Service (877-221-6919) and Castle Group at 800-337-5850 to verify that they received the closing

documents and established your account. If you want to make your monthly HOA payments via AutoPay, please complete the Solivita HOA Evergreen Lifestyles Management AutoPay Enrollment Form, available at:

<https://borchinirealty.com/wp-content/uploads/2022/09/Autopay-Enrollment-Form.pdf>

If you want to make your monthly Club payments via AutoPay, please see the Castle Group methods of payment memorandum available at:

<https://borchinirealty.com/wp-content/uploads/2023/08/Castle-Group-Methods-of-Payment-8-12-2023.pdf>

- The title company will send the deed to the county. The county will record the deed and return it to the title company. This process takes approximately 45 days. After the title company sends you the recorded deed and if you are becoming a Florida resident, then you can apply for **property tax exemptions** with the Polk County Property Appraiser.

To qualify for tax exemptions for the year in which the exemptions would be effective, Permanent Florida residency is required on or before January 1st of that year and the exemption application is due to the property appraiser on or before March 1st of that year.

For more information on tax exemptions, including personal, disability, 1st Responder, Service Member and Veteran exemptions, please visit our website, www.borchinirealty.com, then click on the **Useful Information** tab, and scroll down to **Tax Exemptions**.

The following is for your general information:

Post Office

For new construction, to register and obtain your key to the Community Mailbox, contact the US Post Office at 4774 San Remo Road, Poinciana, FL 34759, 407 846-7945

Waste & Recycling

Polk County Waste & Recycling for receptacles and bulk pick-up
polk-county.net/waste-and-recycling
(863) 284-4319

Florida Building Energy Efficiency Rating Brochure

<https://borchinirealty.com/wp-content/uploads/2020/11/Florida-Building-Energy-Efficiency-Rating-Act-Brochure.pdf>

Solivita Governing Documents

Go to <https://borchinirealty.com/useful-information/>

Go to www.solivitahoa.com

Click on "Docs & Info" on the top bar

On the Side Bar, click "Governing Documents – Public"

This will take you to a list of links. Click on each of the links for PDF version the various Governing Documents

Solivita Club Dues

- On 6/14/2024 the Solivita Club published a letter addressing the 2024 Club dues. It said, "The Budget for Club Expenses under the Club Plan totals \$10,658,050 for 2024. Based on the total closed homes in the community as of January 1, 2024, this equates to a prorata share of Club Expenses for each member/household of \$175.65 on a monthly basis. You have been paying \$98.23 per month for the first 6 months of 2024, which is a shortfall of \$77.42 per month. In order to collect the full assessment per the 2024 Budget, you will need to pay \$253.07 on a monthly basis for July 2024 through December 2024. It is mandatory for each member to pay their full assessments of Club expenses per the Club Plan."

- Based on this, when selling a property during 2024, Castle Group will list on the estoppel report the prorated amount sellers will be debited to compensate for the shortfall from January-June. It also list \$175.65 as the monthly amount buyers will pay.

Litigation Involving the Solivita HOA

There is a litigation to which the Solivita HOA community association is a party with Spectrum as the litigant. The case number of the litigation is #8:23-CV-01284-WFJ-JSS.

Susan Borchini
Broker, Borchini Realty
7/9/2024