

THINGS TO KNOW WHEN SELLING YOUR UNIT

We all know that selling a home can be stressful. The Management Office hopes to make the process a little bit easier with these helpful tips:

- ❖ Using a realtor that is knowledgeable about selling condos, can be beneficial as it is different than selling a single-family home.
- ❖ Inform your realtor about what is included in *our* condo fee. Not all condos are created equal! Your monthly condo fee at Strath Haven includes **all utilities** *except for phone, cable, and internet*. It also includes snow removal, some pest control services, pool membership for permanent residents, use of the van, hobby shop and library. There are other more mundane but important items as well included in the monthly fee, such as trash removal, landscaping to name a few.
- ❖ Encourage use of our website; strathhavencondo.org. It can be a great resource for you, your realtor, and prospective buyers. We update the site constantly and it will help buyers to get to know the community.
- ❖ Please make your realtor aware of any storage lockers or carports you own, so they may be included with the sale of the unit.
- ❖ Did you know that selling a condo requires completion of a form known as a 3407, as per Pennsylvania condominium law? In addition to the form, Strath Haven Condo Association bylaws require that the Board waive the right of first refusal. To complete the 3407 and have the Board waive the right of first refusal, we *require a copy of the sales contract and a fee to complete the resale certificate (3407), provide a copy of the bylaws, rules and regulations and other important and necessary information*. Once we receive the sales contract and the fee, our maintenance staff will schedule a review of your unit to comply with the 3407 requirements.
- ❖ Once a date is set for your move, please schedule it with the Management Office as the elevator can book up weeks in advance. You will need to complete a move form, which can be found on our website or obtained by calling our office. <https://strathhavencondo.files.wordpress.com/2021/02/moving-form.pdf>.
- ❖ Please note that the Association was advised that the building's original popcorn ceilings and wood like parquet flooring, contains 3 to 10% chrysotile asbestos. We can not verify its presence in any individual unit.

And lastly, we hope you have enjoyed living here at Strath Haven. If there is anything you need answers to or guidance with, please let us know. We are here to help make this transition out of your home as easy as possible.

Thank you,

Strath Haven Condo Management Team