



WYANT-CORTEZ & CORTEZ

Attorneys and Counselors at Law

REQUEST FOR ESTOPPEL CERTIFICATE (TIN 02-0554342)

Use this form only if an association or management company has referred you to us for an Estoppel Certificate ("Certificate"). Generally, if referred to this firm, the unit about which you are inquiring about has unpaid amounts owed the Association.

Certificate requests are issued within ten (10) business days of receiving your complete request, including payment of the applicable statutory fee. You must complete all information below, clearly identifying the party (name of unit owner / mortgagee) on whose behalf your request is made. You must be authorized/designated by the unit-owner/mortgagee to request the Certificate. Expedited Certificate requests are not guaranteed and any expedited request fee will be refunded if not provided within the statutory time. Acceptance of a fee which includes the expedited request fee does not create an obligation or contract to provide the Certificate sooner than ten (10) business days.

To claim the limited liability exception ("Safe Harbor") provisions, of §§ 718.116 & 720.3085, Fla. Stat., you must provide sufficient, supporting documentation showing entitlement (mortgage assignment, note indorsement, etc., dated pre-judgment). Otherwise, a Certificate with all delinquent amounts will be provided. Certificate 'updates' requested after a previous Certificate's effective date require a new completed form and appropriate fees.

Please send your request with the appropriate estoppel fee payable to Wyant-Cortez & Cortez, Chartered, 840 US Hwy 1, Suite 345, North Palm Beach, FL 33408-3834.

REQUEST DATE: _____

FR: _____
Name of Requestor
(Must be unit owner, mortgagee or designee of either)

Company Name
(Must be unit owner, mortgagee or designee of either)

RE: _____
Unit Owner

Unit Owner (continued or second owner)

Unit Address (Including street and unit number)

Condominium or Homeowners Association Name

Facsimile, Email or Mailing Address to Send Estoppel

ESTOPPEL FEES (STATUTORY) INCLUDED:

- \$250.00 – Estoppel Fee
- \$150.00 – Unpaid/overdue amounts owed Association
- \$100.00 – Expedited Certificate Request
(three (3) business days)

PURPOSE OF REQUEST:

- To satisfy claim of lien.
- To pay association in full.
- In conjunction with closing (provide buyer and/or new mortgagee name)

Date

Buyer Name

New mortgagee / lender name (not mortgage broker)

ENCLOSURES:

- Mortgage Assignment to Current Owner (Safe Harbor)
- Note with Indorsement to Current Owner (Safe Harbor)
- Draft HUD (Short Sales)