REALTOR/TITLE COMPANY INFORMATION

Thank You for assisting our current and future residents with the sale and or purchase of their home. We encourage you to familiarize yourself with the rules and regulations as they relate to the buying and selling of property within our community.

TriPar Estates Park and Recreation District is NOT an HOA, we are a Special District. Fees are collected on the property owners Annual Tax Bill under Non-Ad Valorem Assessments. The current amount is $1932.00 per year.

Please note Trustees must approve all sales, transfers and leases before possession is valid and effective. This requires that a PURCHASE APPLICATION be completed for each property (regardless if you already own a property), notarized and returned to our office prior to sale. Each application must include copy of a valid drivers license or other form of acceptable photo id for each applicant and or individual who will be residing on the property. Failure to submit an application in a timely matter and closing prior to the Estoppel request being completed because of this, will result in the purchaser being invoiced and responsible for the $150.00 processing fee.

An Approval of Sale letter is required. The Title company handling the closing should request and Estoppel prior to closing. Assuming the proper application process and approvals are completed, TriPar Estates Park and Recreation District will provide the completed Estoppel and Approval of Sale letter to the Title company. There is a $150.00 fee for the Estoppel which is billed to the Title company at time of approval. Approval of Sale and Estoppel requests should be emailed to accountant@triparestates.com

Properties are privately owned. Electric, Water/Sewage and cable are NOT managed by the park.

There are rules regarding signage and showing of properties, again we encourage you to familiarize yourself with this information all of which can be found here RULES AND REGULATIONS

For individuals purchasing a property and wishing to rent the property or will not be residing on the property post purchase, a RENTAL / NON-OWNER APPLICATION is required each time the property is rented out.

ESTOPPEL PROGRAM

Buying or Selling a Home in TriPar Estates – You Will Need an Estoppel.

Any person who Sells, Purchases and/or Makes a Title Transfer of Property within Tri-Par Estates Park & Recreation District must submit an Estoppel Request to Tri-Par Estates.

This should be done by the Title Company or attorney who is handling the closing. Private sales or a transfer of title (quit claim) must still submit the estoppel request even if not using an attorney or title company.

A written application for each prospective purchaser must be submitted and approved BEFORE the sale or transfer. Upon receiving the estoppel request, Tri-Par Estates will perform the following actions:

- Advise of any Fines, Liens or Service Fees charged to the Property by Tri-Par Estates
- Advise of any outstanding Violations associated with the Property
- Require appropriate Application(s) to be filled out and completed, along with any Application Fee to Live, Own and/or Rent Property prior to closing
- Age Verification and ID check (driver's license, official state ID or passport)
- Disclose the Annual Assessment Cost plus any Special Assessment(s) that are in place
- Advise of Pet/ESA Policy. If the Estoppel Process is not followed by anyone who Sells, Purchases and/or Makes a Title of Transfer within Tri-Par Estates Park & Recreation District, they may be subject to Fines & Suspensions.