

**BISCAYNE COVE CONDOMINIUM ASSOCIATION, INC.**

**c/o Cristina Iglesias, Accountant**

**18151 N.E. 31st Court, Suite 101**

**Aventura, FL 33160**

[accocove@biscondo.com](mailto:accocove@biscondo.com)

**Fax No. (305) 933-5833**

**ESTOPPEL CERTIFICATE**

1. Date of issuance: \_\_\_\_\_, 20\_\_\_\_

2. Name(s) of Unit/Parcel Owner(s) as reflected in the books and records of the Association \_\_\_\_\_

3. Unit/Parcel Designation (Number and Address): \_\_\_\_\_

4. Parking or garage space identification for this Unit/Parcel: \_\_\_\_\_

5. Is Account in collection with Attorney?  Yes  No

Attorney Name: **Becker & Poliakoff, P.A.**

Attorney Contact Information: **K. Joy Mattingly, [kmattingly@bplegal.com](mailto:kmattingly@bplegal.com)**

Payoff information may be requested at: [payoffs@bplegal.com](mailto:payoffs@bplegal.com)

6. Fee for the preparation and delivery of this Estoppel Certificate: \$250.00 if account not delinquent; additional \$150.00 for delinquent accounts; additional \$100.00 for expedited requests (the Association does not undertake to agree to expedited requests). Please note: The Estoppel Certificate request will not be processed until the required processing fee has been paid to the Association. Make check payable to "Biscayne Cove Condominium Association, Inc." The fee applicable to this Estoppel Certificate is \$\_\_\_\_\_. Please note that when an account has been placed with legal counsel, legal fees required for the issuance of Payoff Letters are in addition to the fee payable for the preparation of this Certificate.

7. Name of the requestor: \_\_\_\_\_

**Assessment Information**

A. The regular periodic assessment levied against the Unit/Parcel is \$\_\_\_\_\_ per Month

B. The regular periodic assessment is paid through: \_\_\_\_\_, 20\_\_\_\_

C. The next installment of the regular periodic assessment is due by \_\_\_\_\_, 20\_\_\_\_ in the amount of \$\_\_\_\_\_

D. An itemized list of all assessments, special assessments and other moneys owed on the date of issuance to the Association by the Unit/Parcel Owner for a specific Unit/Parcel is **(two boxes may be checked if applicable):**

Attached hereto  Available from the collection attorney referenced above

None

E. An itemized list of any additional assessments, special assessments and other moneys that are scheduled to become due for each day after the date of issuance for the effective period of the Estoppel Certificate is **(two boxes may be checked if applicable):**

Attached hereto  Available from the collection attorney referenced above

None

**Other Information**

F. Is there a Capital Contribution Fee?  Yes  No

Is there a Resale Fee?  Yes  No

Is there a Transfer Fee?  Yes  No Amount: \$100.00

G. Is there any open violation of the Condominium Documents, including the Declaration of Condominium or Rules or Regulations, for which notice has been given to the Owner and where such notice is reflected in the Association official records?  Yes  No

H. Do any of the Condominium Documents, including the Declaration of Condominium or Rules or Regulations of the Association applicable to the property require approval by the Board of Directors of the Association for the transfer of the Unit/Parcel?  Yes  No  
**See Article XVIII, Section A of the Declaration of Condominium.**

If yes, has the Board approved the transfer of the property?  Yes  No  Pending

I. Is there a right of first refusal provided to the members or the Association?  
 Yes  No (If the Board disapproves the transfer as set forth in Article XVIII, Section A of the Declaration of Condominium.)

If yes, have the members or the Association exercised that right of first refusal?  
 Yes  No  Pending

J. Is there more than one Association to which the Owner of this property is a member?  
 Yes  No

K. Names, addresses and phone numbers for all insurance maintained by the Association:  
USI INSURANCE SERVICES, 2601 South Bayshore Drive, Suite 1600, Coconut Grove, FL 33133  
Telephone: 305-443-4886

(NOTE: The above information is the contact information for the Association's insurance agent. Copies of insurance policies are on file with the Association and are available for inspection and copying as provided by law.)

L. Is there any other type of fee?  Yes  No

(LIST ALL OTHER FEES OR MONEYS THAT ARE DUE FROM THE OWNER(S) AND/OR UNIT/PARCEL AND/OR WHICH ARE CHARGED IN CONNECTION WITH UNIT TRANSFERS)

	Type of Fee	Amount	When Due/Payable
1.			
2.			
3.			

**THE ABOVE INFORMATION IS TRUE AND CORRECT. EXCEPT AS SPECIFICALLY PROVIDED BY LAW TO THE CONTRARY, THE ASSOCIATION DOES NOT WAIVE OR INTEND TO COMPROMISE ANY LEGAL RIGHTS IT MAY HAVE BY THE COMPLETION OF THIS CERTIFICATE. THE RESPONSES HEREIN ARE MADE IN GOOD FAITH AND TO THE BEST OF MY ABILITY AS TO THEIR ACCURACY.**

**BISCAYNE COVE CONDOMINIUM ASSOCIATION, INC.**

By: \_\_\_\_\_  
Print Name: CRISTINA IGLESIAS  
Phone: 305-935-4565 EXT 103

Date: \_\_\_\_\_

If this Estoppel Certificate is hand delivered or sent by electronic means, it is effective for thirty (30) days from the date hereof, as set forth immediately above. If this Estoppel Certificate is sent by regular mail, it is effective for thirty-five (35) days from the date hereof, as set forth immediately above.