



## 2019 Colorado Real Estate Contract HOA Disclosure Requirements: *Problem Solved for Real Estate Professionals*

The Colorado Division of Real Estate has made big changes to the State-approved contract to buy and sell real estate.

The Division of Real Estate and the Colorado Real Estate Commission, working in conjunction with the Forms Committee, have adopted and finalized the 2019 mandatory contracts and forms.



This information must be provided by the contract deadline or the buyer has the right to cancel the contract. Package deficiencies could result in claims against the seller by the buyer, even after the sale.

A change of this magnitude has the potential to create chaos in the most efficient real estate professional's office.

Association Online (AO) can help you easily meet these changes without missing a single required detail with our tailored document services.

We deliver:

**Assurance:** you will meet these complex reporting requirements. We understand HOAs, the information needed and can ensure all seller requirements are met. AO sources the HOA-provided documents and prepares the Fees and Charges List.

**Cost Management:** some HOAs charge high fees to provide this information. We work with the seller to minimize out-of-pocket fees while facilitating all up-front payment requirements.

**Experience:** for more than 10 years, we have managed the transfer of this information, successfully meeting tight contract deadlines.

**Proven Processes:** our processes are streamlined and professional. We will help your sellers meet this obligation with ease and efficiency. You'll never have to chase down documents.

**Trusted Industry Solution:** due to increasing complexity and cost, many Colorado title companies no longer support these closing requirements, choosing to partner with AO.

We work with your seller to ensure a seamless and timely closing by obtaining the right documents in advance of contract deadlines and keep you apprised of our progress every step of the way. Contact us at the time of listing to get the process started.

### How to Get Started

1. Go to [www.AssociationOnline.com](http://www.AssociationOnline.com) and Sign Up.
  2. Login and choose HOA Information Requests.
  3. Create New Request and select HOA Documents Title Closing Package.
  4. Complete the form and we will deliver!
- ✓ Monitor package progress 24/7 from the portal.
  - ✓ Receive communication notifications via email every step of the way.
  - ✓ All pertinent contacts to your specifications remain informed – listing agent, transaction coordinators, and others.
  - ✓ Choose package delivery to you and your client; add direct delivery to your buyer and their agent for your convenience.
  - ✓ Seller, buyer, realtors, or any combination pay conveniently via secure payment portal.
  - ✓ HOAs' 3<sup>rd</sup> party transaction fees saved - often hundreds of dollars.
  - ✓ Service fees: \$46 for CIC document package and \$38 for Status Letter.



Every title company in the State of Colorado works with us, many exclusively.  
Let us start helping you today!