

## **ESTOPPEL INFORMATION SHEET**

You may or may not be aware the law changed regarding estoppels July 1, 2017. To make ordering and receiving the information easier, a standard form was created. Located under the Estoppel drop-down box on this website; you will receive this form filled out. There is no variation.

Standard maximums established by law will be used, this applies to cost and time. Delivery time may be less, but not guaranteed. You will need to email your requested address to determine cost as delinquency and collection status is now a factor.

10 business days for standard or 3-day rush service is available to issue an estoppel certificate. The fee is required upfront and upon receiving payment estoppel payment the certificate will be returned to the requestor (mailed or emailed preferred for date verification) within the required time.

Estoppel certificates delivered by electronic mail is valid for 30 days; estoppel certificates sent by regular are valid for 35 days.

**Contact Information:**      **All checks are to be sent to the address below**

**\*Monies collected from estoppel are payable to Association unless noted to M&M\***

Robert Miller

[Robert@mmpm.us](mailto:Robert@mmpm.us)

1280 SW 36<sup>th</sup> Ave, #305

Pompano Beach, FL 33069

Amended estoppel certificates – Email me the request for an update, these are typically turned around with 2-3 business days, please put date needed, we work to accommodate as closing times fluctuate with many ongoing factors.

**Charges: Payable to M&M Property Management - 1280 SW 36<sup>th</sup> Ave #305, Pompano 33069**

\$250.00 for standard preparation and delivery of an estoppel certificate.

\$100.00 additional for rush service if available, based upon association or property circumstances.

\$150.00 additional for delinquency – Delinquency is based upon the associations late date and the date the monies are received to process the certificate.

**ATTORNEY COLLECTIONS – An account in collection with an attorney – The requestor will be responded to via email notifying the account is with the Association attorney and the information will be provided in that email. No charge for this information. M&M will work with the attorney for the additional information as required. You may send the estoppel from the attorney to verify the non-monies portion is accurate.**