

South Florida Condo Buyer Checklist

Condos have their own rules. Use this list before and after you make an offer so the building doesn't surprise you late in the deal.

Before you offer

- ☐ Ask the listing agent about the building's milestone inspection and SIRS status
See the Condo Hub for what these are.
- ☐ Ask about current or planned special assessments
How much, what for, and the payment schedule.
- ☐ Ask the monthly HOA dues and what they include
- ☐ Check rental, pet and vehicle rules
Especially if you might rent it out later.
- ☐ Send the listing to your loan officer
To check whether the building is likely to fit the loan program you're using.

Documents to request **AFTER YOU HAVE A CONTRACT**

Your Realtor or attorney can help you request these and tell you how long your document review period is.

- ☐ Declaration, bylaws, and rules and regulations
- ☐ Current year budget and reserve information
- ☐ Most recent Structural Integrity Reserve Study (SIRS), if required
- ☐ Milestone inspection reports, if required
- ☐ Recent board meeting minutes
Look for repairs, assessments, insurance, and legal issues.
- ☐ Master insurance policy summary
- ☐ Frequently asked questions and answers sheet

Financing and insurance

- ☐ Your lender sends the condo questionnaire to the association
The answers help determine which loan programs work.
- ☐ Get an HO-6 (condo unit) insurance quote
- ☐ Ask about flood insurance and the building's flood zone
- ☐ Watch for any litigation, budget or insurance issues that come up in review

Is your condo document review period ending? Ask your Realtor or attorney for the exact deadline in your contract.

Notes

General information only, not a commitment to lend. Requirements vary by loan program and lender guidelines.
Questions? Call or text Brittanny at 954-990-3163.

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