

WANDERMERE ESTATES NOTICE OF INTENT TO SELL

Please Mail To:

Wandermere Estates Homeowners Associations
C/O Sentry Management
1110 W Park Place STE 101
Coeur D Alene, ID 83815

With an Advanced copy emailed to:

jwheeler@sentrymgt.com

The undersigned owner intends to sell the property described below.

Name of Seller _____

Seller Address _____

Spokane County Tax Parcel No. _____

If not known, look up by address at <http://www.spokanecounty.org/pubpadal/>

Address of Home/Lot to be sold: _____

Name and Address of Brokerage: _____

Signature of Owner: _____ Date: _____

Signature of Owner: _____ Date: _____

**SUPPLEMENTAL CLOSING INSTRUCTIONS
WANDERMERE ESTATES
A 55+ COMMUNITY**

TO CLOSING AGENT

This document constitutes supplemental closing instructions for the closing of the sale of real property in Wandermere Estates PUD commonly known as (insert address, tax parcel number, and/or lot and block numbers) _____
Pursuant to that real estate purchase and sale agreement dated _____ by and between _____ as Buyer/Purchaser, and the undersigned as Seller("Agreement").

You are hereby instructed that you may not close the transaction contemplated by the Agreement unless you first obtain the signatures of the Buyer/Purchaser and Seller on attached Buyer 55+ Occupancy Certification, together with completion of all applicable blanks thereon, and delivered the completed certificate and attachments to the Wandermere Estates Homeowners Associations Board at:

Wandermere Estates Homeowners Association
C/O Sentry Management
1110 W Park Place, Suite 101
Coeur D Alene, ID 83815

With an advanced copy emailed to:
jwheeler@sentrymgt.com

SELLER: _____ DATE:
PRINT NAME:

SELLER: _____ DATE:
PRINT NAME:

BUYER 55+ OCCUPANCY CERTIFICATION
WANDERMERE ESTATES
A 55+ COMMUNITY

The following document is a requirement for the sale or transfer of a property in Wandermere Estates. This is required for verification of the 55+ community, and must be submitted to the Wandermere Estates Homeowners Association. This concerns the sale or transfer of the property located at the following address: _____

or Lot No. _____

Buyer's execution of this document is in consideration of the Wandermere Estates Homeowners Association's consent to Buyer's purchase of the property.

Buyer acknowledges and accepts that Wandermere Estates is a housing for persons 55 years of age and older.

Buyer represents and warrants to Wandermere Estates Homeowners Association that the Dwelling on this Lot(s) will be occupied by at least one person who is 55 years of age and older. The person(s) who are 55+ who will occupy the property are:

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

***Buyer must attach verification of the ages of all occupants of the dwelling, in the form of a copy of a driver's license or other acceptable ID, in accordance with the Rules and Regulations of Wandermere Estates (ID not required if under 18)**

Names and ages of occupants under 55 (write on line above)

Buyer agrees that not more often than annually Buyer will, upon request of the Homeowners Association, or its agent, verify the age of all occupants of the dwelling by producing a copy of a driver's license or other picture ID, and/or by executing a certification or affidavit confirming the same, to ensure compliance with the 55+ years of age or older requirement.

BUYER: _____ DATE: _____

BUYER: _____ DATE: _____

SELLER: _____ DATE: _____

SELLER: _____ DATE: _____