



ROSSMOOR

WALNUT CREEK

10/5/17

RESALE INSPECTIONS AND NEW RESIDENT MEETINGS IN ROSSMOOR

Once again it is time for a friendly reminder to all Real Estate offices and their agents involved in selling properties in Rossmoor. Currently, sixteen Mutual's require a new buyers meeting before escrow may close. The purpose of these meetings are to clarify the responsibilities of new owners as it relates to alterations made to the property they purchased and to review the process for obtaining permits to make additional alterations. Many of the Mutual's send a representative to greet the new owners and explain the workings of the Mutual. Therefore it is imperative that agents schedule an initial resale inspection once they take a listing and **NOT** wait until there is a buyer for the property. The initial inspection is good for six(6) months from the date of the initial inspection's completion with the possibility of an extension granted at the discretion of MOD. This allows plenty of time to complete any deficiencies found that need to be corrected by the seller.

All too often these inspections are being arranged after a buyer is found and now there is a rush to get an appointment because of a quick closing date. The inspector needs enough time to inspect the property, research all alterations and provide the results to the seller for deficiency corrections, if any. A new resident meeting cannot take place until this step is completed.

With the recent influx of buyers agents not familiar with the Rossmoor resale process and the need for these buyers meetings, it is imperative that cooperation to pass along this information in a timely manner will ensure that these meetings occur prior to closing. Also, make sure the buyers are available on a certain date before scheduling a meeting so that time slot isn't unnecessarily reserved. This should ensure all resales close in a timely manner. Your cooperation is appreciated.

Thank you,

William Parsons
Resales Department