

HOA ADDENDUM IS NOW MANDATORY IN FLEXMLS FOR HOAs

If any one of these are selected (checked) in the HOA Details Field, the HOA Addendum will be mandatory:

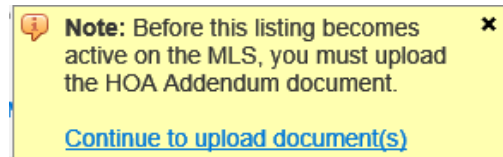
- Multiple
- Voluntary
- Yes
- Other – See Remarks

Address	Main Fields	Details	Rooms	Broker Distribution
HOA: Select between 1 and 5 items.				
<input type="checkbox"/>	Multiple	<input type="checkbox"/>	Voluntary	
<input type="checkbox"/>	Yes	<input type="checkbox"/>	None	
<input type="checkbox"/>	Other - See Remarks			

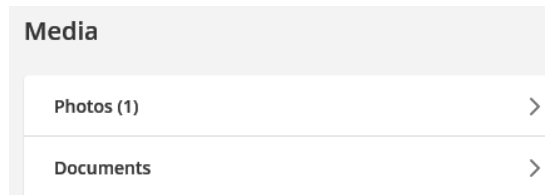
“None” is the only HOA Addendum selection that won’t trigger the mandatory HOA Addendum.

NOTE: A POA is not an HOA, so places like Verde Village, Verde Lakes, Black Hills Estates, etc, should have “None” marked under HOA. Also, irrigation, shared wells, shared septics, etc., are not HOAs, even if the seller gets a bill from an entity with "Association" in its name, like Verde Ditch Association.

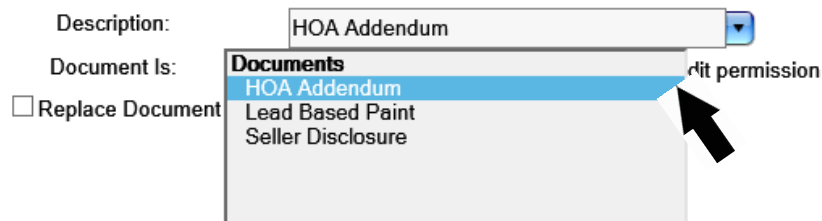
When the HOA Addendum is required, your listing will not become Active and you will receive this warning whenever you go to Listing Maintenance:



To add the HOA Addendum, click on “Continue to upload document(s)” or when in “Change Listing” click on “Documents” under “Media.”



DON'T TYPE IT IN. Just Like Lead Based Paint, you must choose it off the dropdown menu or the software won't recognize the document.



Developers and new home subdivisions: If your subdivision has an alternative HOA disclosure document/form, then that should be substituted for the HOA Addendum.