

OFFER GUIDELINES & IMPORTANT PROPERTY INFORMATION

9123 SW 112th Ct, Miami, FL 33176

PLEASE REVIEW AVAILABLE ATTACHMENTS

- Seller's Property Disclosure
- HOA Documents, Rules & Regulations

OFFER SUBMISSION REQUIREMENTS

Please submit:

- AS-IS Residential Contract
- Proof of Funds and/or Pre-Approval Letter
- DU Findings for financed offers
- Proof of Down Payment & Closing Costs
- Applicable Financing Rider
- Signed HOA Rider
- Signed Flood Rider
- Signed Seller's Property Disclosure

HOMEOWNERS ASSOCIATION

Gladewind Heights Homeowners Association

C R Property Management

Association Fee: \$170/month

305-225-1897

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IMPORTANT PROPERTY INFORMATION

- Property is being sold **AS IS**.
- The existing **garage/carport enclosure, including the masonry wall, garage door and metal guard/gate, was already in place when the current owners purchased the property in 2021.**
- Sellers are actively working with their architect and **Miami-Dade County** through the permit/legalization process for the existing enclosure.
- The permit has progressed through multiple County review disciplines. The **current remaining review is Structural**, and the architect is actively addressing the County's latest requirements.
- Based on the most recent information received from the County inspector, **replacement of the existing garage door is not presently required.**
- Sellers will continue diligently pursuing final approval and closure. **County review, inspection and processing timelines are outside Sellers' control.**
- **Permit/legalization records and additional supporting documentation regarding the history and HOA approval of the enclosure are available upon request.** The HOA has in fact issued written approval confirming its review of the existing enclosed carport.

BUYER DUE DILIGENCE

Buyer and Buyer's representatives must independently verify all information regarding permits, municipal/code records, HOA requirements, property condition, financing and insurance.

Financed buyers are encouraged to request and review the available permit/legalization information with their lender and insurance provider and confirm eligibility prior to submitting an offer.

Thank you for your cooperation and interest in the property.