Lauderdale West Community Association No. 1, Inc.
1141 N.W. 85th Avenue, Plantation, Florida 33322-4624
P: (954) 473-8219 | F: (954) 474-5433

Mortgage/Title Company

Frequently Asked Questions

Office Hours

- Monday–Friday: **9:00 AM – 12:00 PM**
- Appointments required - 954-473-8219 Ext. 118

Sales & Ownership Requirements

Financing

- Minimum down payment: **20%**
- Maximum financing: **80%**
- The purchase contract must state the dollar amounts for the down payment and financing.
- Lender must complete the Refinance/Mortgage Financing Affidavit

Credit Score Requirements

- **720 or higher: Meets the Association's credit requirement. No maintenance escrow is required.**
- **700–719: Requires one year of maintenance fees to be held in an interest-free escrow account for two years.**

Ownership Requirements

- **Single-family homes:** Must be owned for **one year** before they may be sold or leased.
- **Condos/Plexes:** Must be owned for **one year** before they may be sold or leased.

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Mortgage Loans and Refinancing Affidavit

- The Refinance-Mortgage Financing Affidavit must be completed and returned to Lauderdale West Community Association prior to loan completion. Form can be found at: **Lauderdalewest.org/9830realtorscorner.html**

Estoppels & Lender Questionnaires

Estoppels

Estoppels are ordered through **Juda, Eskew & Associates** via their CondoCerts portal.

Lender Questionnaires

- **$250** — 14-business-day turnaround
- **$300** — 7-business-day turnaround

Request for legal information – case numbers will be included in the lender's questionnaires. No other information will be provided.

Affidavit of Stability

$100 – 7 business day turnaround

Checks should be made payable to **Lauderdale West Community Association**.

Send request and check to: Applications and Approvals Dept

1141 NW 85 NW 85th Ave

Plantation, FL 33322

Association Documents

Association Docs/Bylaws can be downloaded from lauderdalewest@org.

The Association will not provide meeting minutes or financial statements. Buyers should request copies of these documents from the current property owner who has access to the Owner's Corner.

INSURANCE

Insurance information can be obtained through EOI Direct or contact:

The Liberty Company Insurance Brokers

954-266-7700

Financial statements and other owner-only documents are available exclusively to property owners through the Owner's Corner of the website.

Certificate of Approval will be given to the Buyer or Buyer Agent only once the approval file is cleared to close. If you require a copy, please contact them.