

Sellers Reminders

To smooth out the sale and transfer of your home here at Stonehedge, please read the following:

Notify the Stonehedge Office of your sale closing date when scheduled AND any changes to that scheduled date.

If selling as a "by Owner" listing, the **closing and recording** of the sale **MUST go through a certified closing agent**. Please inquire at the Stonehedge office for details.

Stonehedge Inc. residents have used these certified Closing Agents to ensure timely closing and to avoid delays:

Equity Title/Guju Law	31564 US 19 North, Palm Harbor, FL 34684	727-526-3529
Anclote Title	38868 US 19 North, Tarpon Springs, FL 34689	727-934-5453

If selling thru a realtor, your realtor can answer any questions related to the sale procedures of your home.

Make sure you have all the details worked out (with the buyer) on who will be paying the monthly maintenance fee to the association in the month you are scheduled to close (if there are any prorated fees, you must work those out with the buyer at closing. Ameri-Tech Management does not handle prorated fees. **Notify the closing agent (or realtor) of the fee payment arrangement details.**

Be sure to include MAILBOX KEYS and GATE REMOTES with Unit Keys for the BUYER at closing.

If you are on *Auto- Pay or any other form of automatic payment plan for your monthly association dues, **YOU MUST CANCEL DIRECTLY**. Your realtor, closing agent or Ameri-Tech will not take care of this without the proper forms.

*If you are on Autopay through BB&T, a **cancellation form** is in the office at Stonehedge or available online at stonehedgeonthehill.org. Forms must be returned to the office at Stonehedge or Ameri-Tech **no later than the 20th of the month** to cancel autopay for the following month.

Numbers you may need:

Stonehedge Manager: Maryanne Aiello, 727-946-0694
Ameri-Tech Accounting: 727-726-8000, Ext. 227 Jennifer
Stonehedge on-site Office: 727-934-7917

Please call with any further questions.

Sorry to see you go...Hope you come back and visit!

From the Board and Management at Stonehedge
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