

HOA Home Buyer's Checklist

Home Buyer's Checklist				Developd by: Colorado HOA Forum	
Home Buyer's Issues	HOA	Homeowner	Not Applicable	Amount	Homeowner Notes
General: the Basics					
Read HOA Governing Documents					
Home Inspection: who repairs?					
HOA Agreed to Repairs					
All "promises" of repairs in writing!					
Walk the neighborhood, knock on doors, observe upkeep/maintenance					
Financial					
Amount of HOA Dues/Fees					
Additional Fees?					
Special Assessments: curent and planned					
Reserve Funds Adequacy					
Additiona fees to use amenities					
Negotiate or refuse to pay "transfer fee"					
Analyze financial statements					
Validate adequacy of reserve funds					
Insurance					
Does HOA have community policy?					
Provide your agent with HOA policy					
Eligible for reduced rate?					
Flood insurance required?					
Home Buyer's Governance					
Board Members Term Limited					
Is the Board Elected or Developer Controlled					
Research Property Management Co					
Under HOA Dispute Resolution Process					

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Read recent minutes of meetings					
When was last election held					
Foreclosures, Rentals, Liens					
Number of Foreclosures in HOA: active					
Number or active rentals					
Rental restrictions					
Number of vacant properties					
Any liens on property being purchased					
General Restrictions - Special Needs					
Parking restrictions					
Restrictions on number/type vehicles					
Storage and long term parking restrictions					
Pet rules and restrictions					
Smoking restrictions					
Restrictions on use of bar-b-que grills, smokers, outdoor/patio heaters/fireplaces					
Age restrictions					
Unrelated occupants living in home					
Play area restrictions					
Common area usage restrictions					
Access to facilities for disabled					
Sidewalks compatible for disabled					
Parking of special access vehicles					
Who owns mineral rights below home?					

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Calculate Montly HOA Cost		Amount	Note		
HOA Montly Dues: Pimary					
Fees to parent HOA					
Special Assessments					
Fees to use amenities					
Other amounts due HOA					
Total Monthly HOA Cost		0			
		Developed by Colorado HOA Forum www.coloradohoaforum.com HOA Homeowner Advocates			