



Frequently Asked Questions & Answers

Q: What is the deposit schedule and timeline?

A: A \$5,000 refundable deposit must accompany an executed contract. We will require a 20% initial deposit once we go to contract. A second deposit of 10% is due 30 days prior to the start of construction. The balance is due at closing.

Q: What are the fees?

A: Homeowner Association fees for 2017 are estimated at \$500 per quarter.

Q: What is included in the Homeowner Association fees?

A: Homeowner association fees will include: Electricity, Liability Insurance, Landscape Maintenance for Common Areas, Management Fee, Annual State Fee and Licenses, Professional Fee, Mulch (twice per year), Tree Trimming (once per year). A one-time Capital Contribution fee equal to one quarter (1/4) of HOA fees will be charged at closing.

Q: What is the rental policy?

A: Owners may rent their unit 4 time(s) per year with a 90 day minimum stay through Bartley Realty LLLP.

Q: What is the pet policy?

A: Domestic household pets are allowed in a reasonable number and subject to reasonable regulation by the Association. There are no weight restrictions. Aggressive breeds are not permitted.

Q: When will interior finish selections be made?

A: Residences at Chatham Woods will be delivered finished with Owners choosing from a selection of high-end finishes. Following contract execution, our Selections Coordinator will contact Owners to facilitate this process.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.

The developer reserves the right to make changes or substitutions of equal or better quality, at its sole and absolute discretion, for features, fixtures, amenities, equipment, appliances, and other items of finish listed herein, without prior notice to, or approval by the purchaser, and are subject to variations in aesthetics, size, color, shade, tint, finish, grain and veining. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. COMMUNITY FEATURES, AMENITIES AND PRICING ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE.



Frequently Asked Questions & Answers for REALTORS

Q: How do I register my clients?

A: If you have a client interested in Chatham Woods, please contact the Sales Center for registration. A client will be registered for 90 days and we will be happy to extend a registration beyond that timeframe at your request. (Please see attached Cooperating Agent Registration Policy).

Q: How is commission paid?

A: Chatham Woods co-broke commissions are 3%. All commission is paid at closing.

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Q: What is the timeline for construction?

A: Completion and occupancy is estimated for Winter 2016.

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