

Applicants (Purchasing)

We want to welcome you and your clients to Cypress Chase North 3. We want to provide you with easy access to our documents and our application process. Application fee is \$150 for married applicants as well as for single applicants. **All residents 18 years and older must complete an application.**

Please click below to access our website:

<https://www.cypresschasenorth3.com/>

Once on the site:

Click on the 3 lines at the top left of the page to access the menu.

Click on the Realtor and Title Company tab.

Click on Application for Residency. Your buyer(s) will need to complete.

Click on the appropriate single or married tab and complete the application.

Please ensure the application is completed in its entirety, if not, it will delay the process. We will need a copy of the executed sale contract (all pages)

Estoppel/Questionnaire

Realtors, Lenders and Title Companies, there are several documents found on our website which you will need for closing. Please contact our accountants Juda Eskew & Associates for any estoppel or questionnaire regarding building 3, or make your request at <https://estoppels.com/?>

There is also a Master Association, which is the Property Owners Association (POA), and they will also need to complete an estoppel for you as well. Please contact Accounting Edge for estoppel information regarding the POA.

Please contact:

(1) Juda, Eskew & Associates, P.A.

8211 West Broward Blvd Suite #PH1 – Fifth Floor

Plantation, FL 33324

Tel: (954) 577-9848 or toll free 800-688-0771

Fax: (954) 475-1897

Customer service portal: <https://jeafinancialgroup.com/>

Estoppels: <https://estoppels.com/?>

(2) Property Owners Association (POA)

3241 NW 47th Terr,

Lauderdale Lakes, FL 33319

ccnpoagatehouse@yahoo.com

Tel: 954-484-8719

(3) Accounting Edge Property Management

8400 N University Drive, Ste 216

Tamarac FL 33321

Tel: 954-350-0725

Website: [Accounting Edge](#)

Email: hhernandez@acctedge.com

Maintenance & Escrow Deposits

We do have a 2-year ownership policy before you can consider renting. Additionally, we require 6 months maintenance to be escrowed during the ownership period. This will be refunded when your client becomes a seller.

If purchasing a unit in **2024**:

One-bedroom - **$\$465.32 \times 6 = \$2,791.92$**

Two-bedrooms - **$\$621.32 \times 6 = \$3,727.92$**

Please note that this amount is a requirement for approval and is requested prior to setting an interview with the Association's Board. Please review the following requirements in regards to the application process.

1. Please deliver your **6 months escrow** requirements, to Juda Eskew & Associates, payable to **Cypress Chase North 3**, in the form of cashier's check or money order, to the attention of **Keiayah Guzman**. 8211 West Broward Blvd, Ste#PH1 – Fifth Floor, Plantation, FL 33324. Office 954-577-9700. Once we have confirmed receipt, an appointment will be set for your Zoom interview.
2. The Property Owners Association (POA) will require unit owner Driver's License (updated with property address), Insurance and tag information for the vehicle. The driver's license can be updated after closing, just to make sure the ownership rights are transferred. They will require a \$50.00 fee for a transponder for each car, to allow the unit owner's vehicle to access the gate. Please deliver Transponder payment in the form of a cashier's check or money order for \$50.00, made payable to CCNPOA to 3241 NW 47th Terrace, Lauderdale Lakes FL 33319 (Club House). Office 954-484-8719

Again, thank you and welcome to Cypress Chase North Building#3. Should you need to contact us, please do so at cypresschasenorth3@gmail.com