

Experience to Work for You !

Real Estate

Email at: sue@suejones.com
www.SueJones.com



ASK THE PROFESSIONAL



Sue Jones on Real Estate



Sue Jones is a REALTOR as well as Owner/Partner of Keller Williams Real Estate, Doylestown Office.

Experience: Sue's experience spans over 30 years, providing professional help to both buyers and sellers in our local market.
Designations/Memberships: Holding the coveted GRI designation - Graduate of the Realtor Institute; Memberships in the National, Pennsylvania and Bucks County Association of Realtors.

Education: Sue feels that ongoing "fine tuning" of the ever-changing regulations, laws and procedures that guide the professional REALTOR to properly represent the public and which shape the Real Estate Industry are of the utmost importance, and this is her pledge and commitment.

Why Real Estate as a Career? When asked "What made you choose Real Estate as a career?" Sue answered "I wanted to be in a helping field and decided that Real Estate offered that, helping people with their most important investment."

By: Sue Jones, Owner/Partner
KELLER WILLIAMS Real Estate

UNDERSTANDING CONDO OWNERSHIP

Dear Sue, I am looking to purchase a townhome. What should I know about the rules and can I waive them in order to make my offer more attractive? Thank you, S.N.

In Pennsylvania, the Uniform Condominium Act and the Uniform Planned Community Act govern the purchase and sale of properties that adhere to an Association. The Acts require the Seller to provide a Resale Package to the Buyer, which includes essential information about the Association. The purpose of the Resale Package is to ensure that the Buyer is fully informed about the Association's financial stability, and understands the rules that they will be bound by, and to also identify any current or potential issues that may affect their ownership or investment. It provides transparency and protects Buyers from unforeseen surprises or hidden obligations, before making a purchasing decision.

In today's current housing market, waiving inspections is a common practice that some Buyers are using to strengthen an offer, but waiving the receipt of the Resale Package is a different matter. While you as a Buyer, have the freedom to waive certain contingencies when making an offer, waiving the Resale Package is not one of them. The Resale Certificate cannot be waived because it is a crucial tool for due diligence and serves as a protective measure for the other members

of the Association when a property is being sold. Waiving the Resale Certificate would expose the other members to liability for costs on behalf of the new member for any undisclosed current or potential issues. In addition, most mortgage companies require the Buyer to provide the Resale Package to help the lender assess the property's value and potential risks.

It's important to note that there is also a required form called a Seller's Property Disclosure, but the Resale Package serves a different purpose. While the Resale Package focuses on the Association and its regulations, the Seller's Property Disclosure is a separate document in which the Seller discloses any known defects or issues with the property itself. The Seller's Property Disclosure addresses the condition of the home, while the Resale Package focuses on the broader aspects of the Association, and the Resale Package's impact on the property and its owners.

**Send your questions to:
Sue Jones c/o Keller Williams
Real Estate, Doylestown
Commerce Center,
2003 S. Easton Rd,
Doylestown, PA 18901.**

Testimonial Thank You Sue

*Dear Sue, We want to tell you how much we appreciated all the work you put into making this sale go through! Both Joel and I know how dedicated you are and you are a perfectionist, which we love! I am so happy we have met you, let alone, doing business with you.
- Cheryl and Joel*

30+ years experience bringing Buyers and Sellers together.

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I Sell Homes in Every Price Range



from

Doylestown Borough Condo

\$180,000



To

Doylestown Borough Custom Home

\$1,410,000



Awarded TOP 1% Greater PA Region 2022



SUE JONES
REALTOR, GRI, CRS
Owner/Partner

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