

CRESTWOOD VILLAGE CO-OP, INC.
NOTICE OF INTENT TO SELL

ADDRESS: _____

DATE: _____

Pursuant to the requirements of the by-laws of Crestwood Village Co-Op, Inc., this is to advise you of my/our intention to sell the above captioned unit.

I/we understand that we will warrant to the purchaser that the plumbing, heating and electrical systems, appliances, extras and accessories included in the sale will be in good working order at the time of closing and that the cable TV has been cancelled.

I/we understand that I/we are responsible for a \$100.00 fire inspection and Certificate of Occupancy fee required by Manchester Township prior to closing. I/we further agree to pay Crestwood Village Co-Op, Inc. the prescribed Capital Depreciation Fee of 3% of the gross purchase price and a \$300.00 administrative fee.

I/we acknowledge that if requested, I/we can receive a copy of the law against discrimination of NJ Department of Law & Public Safety, Division on Civil Rights, regarding my/our responsibilities under New Jersey's law against discrimination. I/we are signing this notice of intent to sell with the understanding that I/we will be solely responsible for compliance with the New Jersey law against discrimination.

I/we understand and acknowledge that I/we will market for sale the above-captioned unit within 60 days of the date hereof, through my/our own efforts, or through a licensed real estate broker. I/we agree to provide proof that the above-captioned unit has been marketed for sale by _____.

I/we further understand and acknowledge that, if I/we fail to market the above-captioned unit by _____, all lawful remedies may be instituted against me/us to effectuate marketing of the unit and/or eviction, including but not limited to the institution of a lawsuit to compel the marketing of the above-captioned unit and/or eviction. Whether or not a lawsuit is instituted against me/us, I/we understand that I/we shall be liable for any and all legal, professional and related fees and costs incurred as a result of Crestwood Village's actions to enforce this Agreement.

If the purchase of a second membership certificate in Crestwood Co-op is approved by the Board of Trustees, the unit currently owned and in the process of being sold must be emptied of all stored items with the exception of furnishings and décor as necessary to "stage" the premises for the purpose of aiding in the sale process. The unit being sold cannot be inhabited while listed for sale.

SIGNATURE: _____
(Seller)

SIGNATURE: _____
(P.O.A. or Executor if Estate)

MAILING
ADDRESS: _____

E-MAIL ADDRESS: _____

PHONE: _____

INTENDED REAL ESTATE AGENCY: _____

PHONE # OF AGENCY: _____

NOTICE

In the event of an estate sale for this unit being sold, be advised of our rules and regulations #44. “There shall be No Estate or Garage Sale without a written request approved by the Board of Trustees. This request **MUST** include the name and address of the sales agency, if any, conducting the sale. No items are to be displayed outside the unit. No items other than the contents of the building are to be offered.”

SIGNATURE: _____