

MEMORANDUM

TO: BUYER / SELLER – REGAL CHATEAUX CONDOMINIUM ASSOCIATION
FROM: EPI MANAGEMENT COMPANY, LLC
SUBJECT: UNIT SALES

Enclosed please find a sales packet which includes a copy of the current Rules & Regulations for the captioned property. Please review Section V, Paragraph 5 of the Rules & Regulations regarding pets. All documents must be properly completed and all payments received 48 hours in advance of the requested date indicated - _____.
(Requested Date)

Payment

- \$250.00 non-refundable processing fee (payable to EPI Management Company, LLC) by the seller.
- **A CORRECTLY COMPLETED SALES PACKET MUST BE RECEIVED 48 HOURS IN ADVANCE OF THE CLOSING** or an additional \$50.00 will be required **prior** to the issuance of the assessment letter (payable to EPI Management Company, LLC).
- \$150.00 move-in and move-out fee is required from both Seller and Buyer (payable to Regal Chateaux Condominium Association) – Fee must be paid prior to closing.
- Should you, your agent or your attorney request a revised Paid Assessment Letter, there is an additional charge of \$75.00 per revised letter. (Check to be made payable to EPI Management Company, LLC)
- Revised letters will be issued within 48 hours of receipt of a written request for revision.

Certificates of Insurance

- Buyer - is required to submit a current Certificate of Insurance relative to property damage and fire loss for the captioned unit. The Association **does not** provide property damage insurance for the unit.
- Agent - A Certificate of Insurance may be obtained by contacting the Association's insurance agent – Gnade Insurance (815) 464-8800 Phone.

Documentation

- New Buyers and/or Renters must forward a completed Census Card.
- Buyer must provide a copy of the recorded deed to EPI **within fifteen (15) days of closing. Ownership changes to our records will be made only upon receipt of the recorded deed confirming the sale was finalized.**
- A copy of the sales contract must be provided to EPI **48 hours in advance of the closing.**
- The closing letter and Waiver of Right of First Refusal will be issued within seven (7) business days upon receipt of all required documentation.
- An inspection of the Unit has not been conducted for Rule Violations. Such an inspection is available to the Seller/Buyer at a fee of \$75.00 after which the Association will issue a status letter as to whether or not any rule violations exist as of the date of the inspection. The Buyer acknowledges there may be rule violations which have not been cited in the Assessment Letter. **Should you wish an inspection to be conducted (this inspection must be scheduled seven (7) business days in advance of the closing).**
- See attached Sales Instructions for additional documents **required 48 hours in advance of closing.**

Assessments

- Please indicate where you wish the assessment letter/waiver to be mailed.
- Any payments (checks and/or online payments) that the Seller wishes to have be reflected in the balance on the paid assessment letter, **MUST BE RECEIVED** in the EPI office **five (5) days** prior to the closing.
- Assessment payments must be made payable to Regal Chateaux Condominium Association and mailed to c/o EPI Management Company, LLC, 14032 South Kostner Avenue, Suite M, Crestwood IL 60418.
- EPI Management Company, LLC, as agent for Regal Chateaux Condominium Association, has the capability for a direct payment system whereby your monthly assessment can be deducted automatically from your bank account. Should you be interested in ACH automatic withdrawals, please contact the management office.

Should you have any questions or concerns, please contact Monica at (708) 396-1800 x228. The sales department is available from 9:30 a.m. – 1:30 p.m. Monday – Friday.

EPI Management Company, LLC
14032 South Kostner Avenue, Suite M, Crestwood, IL 60418
(708) 396-1800 Phone / (708) 396-9831 Fax
E-Mail: epi@epimanagement.com

REGAL CHATEAUX CONDOMINIUM ASSOCIATION SALE INSTRUCTIONS

Please complete, sign and return and/or provide the following:

1. Notice of Intent to Sell
2. Notice
3. Receipt of Rules/Declaration – signed and notarized
4. Revocable Proxy
5. Census Card
6. One (1) complete copy of the sales contract
7. Certificate of Insurance from Buyer

NOTE:

COPY OF DECLARATION / BYLAWS AND RULES AND REGULATIONS MUST BE PROVIDED TO BUYER

EPI Management Company, LLC
14032 South Kostner Avenue, Suite M, Crestwood, IL 60418
(708) 396-1800 Phone / (708) 396-9831 Fax
E-Mail: epi@epimanagement.com

REGAL CHATEAUX CONDOMINIUM ASSOCIATION

NOTICE OF INTENT TO SELL

TO: _____ DATE: _____

RE: Ownership Information for Unit No. _____ Bldg. No. _____

Address: _____

Dear Sir or Madam:

As a part of any sale or transfer of a Unit at the Regal Chateaux Condominium Association, the Association requires certain information be provided in order to allow the Board to effectively protect the Association's rights and interests pursuant to the Declaration and By-Laws governing the Property. Consequently, we ask that you and the prospective owner complete the enclosed information. We have also enclosed a Revocable Proxy along with a letter of explanation and an instruction sheet for completing it. The proxy should be detached, completed by the prospective owner(s) and returned with the other information.

As soon as we receive this information, we will provide the present owner with a letter showing the status of the unit's assessments and will make a determination whether to waive the Association's rights of first refusal. If you have any questions, please contact the undersigned.

Please forward this entire document and the proxy to us at the address below.

REGAL CHATEAUX CONDOMINIUM ASSOCIATION

C/o EPI Management Company, LLC

14032 South Kostner Avenue, Suite M

Crestwood, IL 60418

(708) 396-1800 Phone / (708) 396-9831 Fax

E-Mail: epi@epimanagement.com

Name of Occupant, if not the Owner

Occupant's Home Phone

Occupant's Work Phone

Bank

Type of Account

Account No.

Bank

Type of Account

Account No.

Personal Reference #1 & Address

Personal Reference #2 & Address

I, THE UNDERSIGNED BUYER (S), CERTIFY THE ABOVE INFORMATION IS TRUE AND CORRECT. I FURTHER CERTIFY I HAVE READ ALL THE INFORMATION CONTAINED IN THIS DOCUMENT, INCLUDING THE NOTICES CONCERNING MY RIGHTS AND OBLIGATIONS.

Signature(s) of New Owner

Date

EMPLOYER

ADDRESS

HOW LONG?

BUSINESS PHONE

POSITION

If above is less than 2 years, previous employer & address

HOW LONG?

BUSINESS PHONE

POSITION

SPOUSE'S EMPLOYER

ADDRESS

HOW LONG?	BUSINESS PHONE	POSITION
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NEW PHONE (provide upon installation)	EMERGENCY PHONE (If different from above)
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NUMBER OF ADULTS THAT WILL OCCUPY THE UNIT: _____

NUMBER OF CHILDREN (UNDER 18) THAT WILL OCCUPY THE UNIT: _____

LIST EACH PERSON WHO WILL RESIDE IN THE UNIT: NOTE: If at any time a person(s) other than those listed herein become a permanent resident of the unit, the Board of Directors must be notified.

FULL LEGAL NAME

AGE

SEX

1. _____
2. _____
3. _____
4. _____

NEAREST PERSON TO CONTACT IN CASE OF EMERGENCY (SOMEONE WHO HAS UNIT ENTRY)

LIST ALL VEHICLES: (State use: personal, recreation or commercial)

MAKE

COLOR

YEAR

LICENSE #

1. _____
2. _____
3. _____
4. _____

ANY DOGS or CATS OWNED (If so, specify and describe)

REGAL CHATEAUX CONDOMINIUM ASSOCIATION

NOTICE

THIS DOCUMENT HAS ALSO BEEN SUPPLIED TO GIVE YOU NOTICE THAT THE ASSOCIATION'S DECLARATION, WHICH HAS BEEN RECORDED AGAINST THE PROPERTY, PROVIDES ALL BUYERS OF UNITS, UPON ACCEPTANCE OF A DEED, AGREE TO BE BOUND BY THE PROVISIONS OF THE DECLARATION, AND RULES AND REGULATIONS OF THE ASSOCIATION, INCLUDING RULES RELATED TO SUCH ITEMS AS PETS, PARKING, AND USES OF THE UNITS. THE DECLARATION FURTHER PROVIDES THAT YOU ARE OBLIGATED TO PAY ALL REGULAR AND SPECIAL ASSESSMENTS TO THE ASSOCIATION AS WELL AS OTHER LAWFUL CHARGES LEVIED PURSUANT TO THE ASSOCIATION DOCUMENTS, EVEN IF YOU FEEL THE ASSOCIATION HAS NOT PROVIDED NECESSARY SERVICES. THE ASSOCIATION MAY CHARGE YOU THE COSTS AND EXPENSES OF COLLECTING ASSESSMENTS AND OTHER CHARGES, INCLUDING ATTORNEYS' FEES, WHICH AT TIMES MAY EXCEED THE AMOUNT SOUGHT TO BE COLLECTED.

PLEASE PRINT OR TYPE - USE N/A IF NOT APPLICABLE

Names of New Owner(s) as it will appear on deed - Please attach photocopy of deed.

Name of Trustee Bank, if property will be held in trust.

Name of Trust Beneficiaries

New Owner's Address, if different from property address.

Mortgagee Bank and Bank Branch

Loan No.

Please attach photocopy of mortgage.

NOTE: The purchase price, financial information and other information deemed to be personal or confidential by the unit owner may be blacked out or otherwise removed, provided that the exact identity of the unit owner and mortgagee and their exact addresses are preserved.

REGAL CHATEAUX CONDOMINIUM ASSOCIATION

RECEIPT OF RULES/DECLARATION

BUYER'S NAME (PLEASE PRINT)

UNIT ADDRESS

TELEPHONE NUMBER

DATE OF CLOSING: _____

I/We, _____ acknowledge I/we have received a copy of the Regal Chateaux Condominium Association Rules and Regulations and Declaration, and I/we have read and understood these documents. I/We also acknowledge the monthly assessment is due on or before the 1st day of each month. I/We agree to review the "Assessment Letter" which is issued to the Seller at closing which states the amount of the monthly assessment. I/We acknowledge a late fee will be charged to our account if the monthly assessment is not paid in accordance with the Association's Rules and Regulations.

I/We acknowledge any damage that currently exists to the garage door for this unit will be my/our responsibility to repair and not the Association's. I/We will also be responsible for any cables, wires, and satellite dishes installed on the exterior of this unit that have to be removed. I/We acknowledge we will receive the mailbox, building entry, unit entry, garage entry (if any), utility room and pool entry keys from the Seller.

DATE

BUYER'S SIGNATURE*

DATE

BUYER'S SIGNATURE*

***Signature must be notarized**

County of _____

Subscribed and sworn to before me

Notary Public

DATE: _____

RE: Revocable Proxy

Dear Sir or Madam:

You are presently involved in the purchase of a unit in Regal Chateaux Condominium Association. One of the problems commonly faced by Homeowner Associations is the lack of a quorum for transacting business of the Association. The Association's attorney has advised the Board if a quorum cannot be met for electing officers and conducting business, the activities of the Association (such as maintenance, landscaping or snow removal) must cease until meetings can be held at which a proper quorum is present. Thus services may cease even though your obligation to make assessment payments for those services will continue and your failure to pay assessments will create a lien against your property.

To avoid this occurrence, we ask you to sign a revocable proxy, which appoints someone of your choice to act as your proxy. It also allows the Board, by majority vote, to act for you in the event your proxy cannot attend. If you wish to vote at any meeting, your presence at the meeting will revoke your proxy for that meeting. Thus, the Board will act only where you and your proxy do not attend. The proxy may also be voided permanently at any time simply by sending a letter to the Board. This process is such as the standard procedure used when opening an account at a bank or savings and loan Association where proxy cards are signed to give the bank's Board of Directors the power to vote on behalf of the account holder.

Please sign the attached Revocable Proxy and return to the address below. We appreciate your cooperation in helping the Board to conduct the Association's business. If you have any questions, please do not hesitate to contact the Association.

Very truly yours,

REGAL CHATEAUX CONDOMINIUM ASSOCIATION
C/o EPI Management Company, LLC
14032 South Kostner Avenue, Suite M
Crestwood, IL 60418

<p>INSTRUCTIONS FOR COMPLETING REVOCABLE PROXY</p>
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1. Print the name or names of the OWNER in the first blank. If the property is held in trust, this must be the trustee and not the beneficiary of the trust.
2. Print the STREET ADDRESS of the Unit in the next blank.
3. Print the name of the PROXY OF YOUR CHOICE other than yourself in the blank after the word "appoint." If there is no one you wish to appoint, fill in the blank with "X's." If you do not appoint anyone, or in the event your appointed proxy does not appear, your proxy may be cast by a majority vote of the Board, which is then in office.
4. Print the DATE, YEAR and CITY where it is completed, in the blanks at the end. The DATE is essential.
5. SIGN on the signature line or lines at the bottom. If the property is held in trust, this should be signed by an officer of the bank that is the trustee.
6. Return the signed proxy to the Association.

REGAL CHATEAUX CONDOMINIUM ASSOCIATION
REVOCABLE PROXY

I, _____, owner of a Unit in Regal Chateaux Condominium Association, (hereinafter "Association"), commonly known by the street address of _____, Illinois, do hereby constitute and appoint the Board of Directors or _____ as primary proxy and, in the primary proxy's absence, a majority of the Board of the Association in office from time to time, or their designated substitute, to vote as my proxy at any regular or special meeting of the Association. I give my proxy full power to vote as if I were personally present, with all the powers I possess, including full power to designate a substitute and to revoke such substitution. My presence at a meeting will automatically revoke this proxy, but only for the meeting attended, unless I indicate otherwise. This proxy is intended to extend and shall extend for a period of more than eleven (11) months from the date set forth below and for so long as I remain a member of the Association, unless I revoke it before then.

Any proxy or proxies in the Association heretofore given by me to any person or persons whatsoever prior to the date below are hereby revoked. In this instrument any use of the singular includes the plural.

I understand that I may revoke this proxy at any time by sending a letter to that effect to the Board of the Association.

IN WITNESS WHEREOF, I have signed this proxy on _____, 20__, at _____, Illinois.

Owner Signature

Owner Signature

(For Association Use Only)

Unit No. Percentage of Ownership

REGAL CHATEAUX CONDOMINIUMS

CENSUS CARD--2019

	Owner Information	If rented, provide tenant information
Name		
Address		
Unit Number		
City, State, Zip		
Home Phone		
Cell Phone		
E-Mail Address		

Homeowner/Renter Insurance Co: _____ Policy # _____

Agent: _____ Phone: _____

List all occupants and their ages.

	Full Legal Name	Age
1.		
2.		
3.		
4.		

Name to appear on mailbox tag: _____

PETS? Yes ☐ No ☐ Description and weight: _____

List all vehicles.

	Make	Color	Year	License #	Garage #
1.					
2.					
3.					

Contacts in case of emergency (preferably someone with a key):

Name 1: _____ Phone: Home: _____ Work: _____

Address: _____

Name 2: _____ Phone: Home: _____ Work: _____

Address: _____

I hereby acknowledge all information on this card is valid and authorize all Association notifications to be sent to my email address noted on this card, rather than by hard copy. I consider all such communication to be adequate notice of Association issues. If there are any changes in the future, I will agree to notify the Association in writing.

Owner's Signature _____ Date: _____

EPI Management Company, LLC
 14032 South Kostner Avenue, Suite M
 Crestwood, Illinois 60418
 FAX: (708) 396-9831
 E-Mail: epi@epimanagement.com

User Registration and Initial Login

The first step for a user to gain access to the portal is registering. To register they need to click on the "Register Now" link on the portal's login page.

The user will be asked to enter their e-mail address, name,

phone number. There's also a field to enter the Property/Unit if the user is a resident. If the user is an owner the field will be for the company name. They can enter their name, if they're an individual and not a company. Vendors will enter their company name.

Field Label according to portal:

- Resident/Member - Property/Unit
- Owner – Company Name
- Vendor – Vendor Name

Once they fill in the required fields and hit submit, they will get the following message.

"Thank you for registering. An e-mail has been sent to user@emailaddress.com with login information"

Welcome to the Resident Portal

If this is your first time using the portal, click 'Register Now' in the box to the right.

After submitting your registration you will receive an e-mail with a temporary password. If you do not receive the e-mail, please check your spam/junk mail folder. You will be asked to change that password after logging into the portal for the first time.

Thank You!

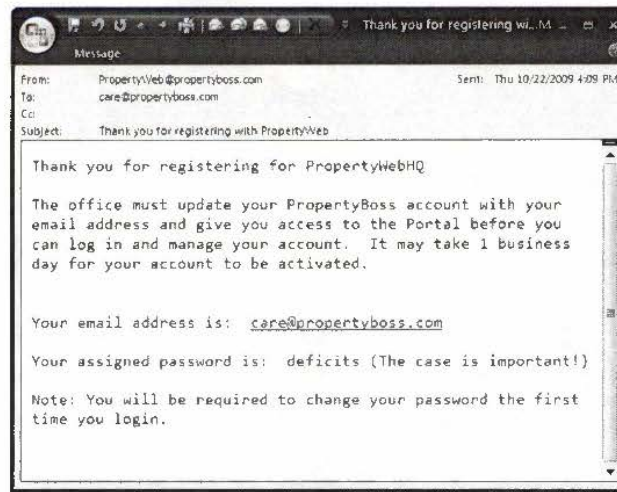
The screenshot shows a 'Sign in' box with two input fields: 'Email Address' and 'Password'. Below the fields is a 'Sign in' button. At the bottom of the box, there is a link that says 'Havent registered yet? Register Now' and a 'Contact Us' link.

The screenshot shows a 'Register for PropertyWeb' form. It has several input fields: 'Email Address' (filled with 'care@propertyboss.com'), 'Your Property/Unit' (filled with 'B15'), 'Your Name' (filled with 'Lois M Parker'), 'Your Phone Number' (filled with '(864) 297-7661'), and 'Comments' (filled with 'Let me in!'). There is a 'Register' button at the bottom right.

The screenshot shows a 'Welcome to the Resident Portal' message. It includes the same text as the previous 'Welcome' message, but with a 'Thank You!' at the end. To the right of the message is the same 'Sign in' box as seen in the previous screenshot, with the 'Email Address' field filled with 'care@propertyboss.com'.

Portal User Registration

The user will receive an e-mail like the one shown below with their temporary password after registration.



If their e-mail address is already in PropertyBoss they will be able to login immediately. They will be required to change their password.

Hovering over the "?" icon displays the list of acceptable Special Characters as shown below. The reason for the password requirements is added security. As you create the password and it meets each requirement the circle turns green.

