

Terrace Park Estates Phase I & II HOA requirements for Buyers and Realtors

Below are the requirements of selling/buying a home in Terrace Park Estates Phase I & II.

Background checks for each resident when an offer is accepted are paid for by the prospective buyer. Please email Debbie Puerini, Terrace Park Secretary (terraceparkestateswc@outlook.com), with potential buyer(s) email(s) in order to perform the background check (paid for by the potential buyer \$32.95 each).

After passing the background check, an interview will be scheduled. Please email Ron DeGidio at (rdegidio@msn.com) or by phone at 651-260-6847

A Capital Contribution of \$1000.00 must be paid directly to the Association on the closing date.

There is an Estoppel fee of \$100.00.

Passing of background check requires:

1. Credit score of at least 700
2. No prior felony convictions for a violent crime within the past seven years.
3. No prior history of foreclosures or evictions.
4. Application must be truthful – if not, the Board may reject the applicant.

One person residing in home must be 55 years or older.

All others residing in home must be 45 years or older.

Maximum number for total days for all visitors/guests under the age of 18 is 60 days.

Maximum weight for dogs/cats is 20 pounds, only 2 pets per household.