

Alliance Property Systems
Estoppel Procedures Effective July 1, 2017 ver 71317
718.116(8) / 720.30851

All requestors of estoppels are encouraged to call Shelly @ 954.745.7564 considering accounts may be delinquent or become delinquent – delinquent accounts requiring an additional fee of \$150 before a file is opened.

Check payable to: Alliance Property Systems

& mailed or couriered, along with questionnaire to-
(estoppels & checks can be mailed to our pob)

8751 W. Broward Blvd. Suite 400
Plantation, FL 33324
954.745.7564 Shelly
954.745.7559 Leigh

No personal checks permitted.

The estoppel fee may not exceed \$250 if no delinquent* amounts are owed to the association.

-Alliance's fee is \$250. Estoppels must be delivered within 10 business days (formerly 15 calendar days).

An additional charge of \$100 may be charged for a **rush** estoppel request meaning the estoppel must be issued within 3 BUSINESS days.

-Alliance's rush estoppel fee is \$100.

An additional \$150 may be charged if the account is delinquent.

-Alliance's fee for an account that is delinquent* is \$150.

*Delinquency is determined on the day the estoppel is being delivered meaning an estoppel request on let's say the 5th of the month is likely to become an estoppel request for a delinquent account if the account becomes delinquent after the 10th of a month which then will require an additional \$150 before an estoppel can be administered & delivered.

These policies are consistent with Florida law. The timing of an estoppel request, the announcement of fees associated with an account that one day is current & the next day becomes delinquent are fluid conditions which we have no control over but are dictated by Florida law which compels everyone to comply with.

Summary –

- \$250 estoppel fee for 10 BUSINESS day delivery.**
- + \$100 if 3 business day rush requested.**
- + \$150 if account is delinquent on delivery date of estoppel.**
- \$500**