



Community Association, Inc.

Congratulations on your new real estate listing in Avenel. Below please find information that you may find helpful:

HOA Documents:

A printed HOA Documents notebook may be purchased at the Association's office at 9501 Beman Woods Way, Potomac, Maryland during regular business hours. The documents are also available in an electronic format. The cost of the documents (notebook or electronic) is \$100.00, payable by check to the ACA. Please encourage purchasers to review the documents and to familiarize themselves with the Association's Community Wide Standards and the process to apply to the Association for exterior modifications. To request the documents, please contact the ACA office at 301-299-5916, or by email at customerservice@liveatavenel.com.

Resale Certificates:

Resale Certificates should be ordered and purchased directly through Comsource Management, Inc. (CMI), the Association's Financial Managers, at a cost of \$125.00. The request for a resale certificate will generate a resale inspection of the property and will be included in the resale certificate. Any known or observed violations or conditions found that are not in compliance with the governing documents will be noted on the resale inspection and incorporated into the resale certificate. The courtesy pre-inspection, first and second resale inspections are included in the fee for the resale certificate. Additional requests for resale inspections will be subject to a fee of \$50 each. To request a resale certificate, please contact Tony Martella at 301-924-7355, or by email at tmartella@comsource.com.

Agents are encouraged to purchase and order HOA documents and resale certificates as early as possible to provide adequate time to process your request. Rush orders for resale certificates/resale inspections (less than 3 business days) will be subject to an additional fee of \$50.00.

Courtesy Pre-Inspection:

The Association is pleased to offer a courtesy pre-inspection of properties listed for sale, prior to the official resale inspection. This allows the owner time to work with the Association and address/correct any noted property deficiencies or violations prior to the official listing and/or contract execution. On many occasions, these deficiencies are not identified until a pre-inspection is conducted. The courtesy pre-inspection is not a substitute for the final resale inspection that is included in the resale certificate, and should not be relied upon as such; however, often this proactive approach is beneficial to owners. To request a courtesy pre-inspection, please contact Colby Schlekeway at 301-299-5916 or colby@liveatavenel.com.

Post Settlement Instructions:

Please instruct the settlement attorney to forward a copy of the HUD-1 and contact information for the purchaser immediately after closing to:

Avenel Community Association
9501 Beman Woods Way
Potomac, Maryland 20854
Phone: 301-299-5916
Fax: 301-299-7169
Email: customerservice@liveatavenel.com

Comsource Management, Inc., Attn: Tony Martella
3414 Morningwood Drive
Olney, Maryland 20832
Phone: 301-924-7355
Fax: 301-924-7340
Email: tmartella@comsource.com

Rental Properties:

Please provide the Association with a copy of the lease agreement and contact information for both the owner and tenant on all rental properties.

Feel free to contact the Association with any questions, or if you require assistance.