

EARNEST
LAW FIRM
TIGHE

January 26, 2021

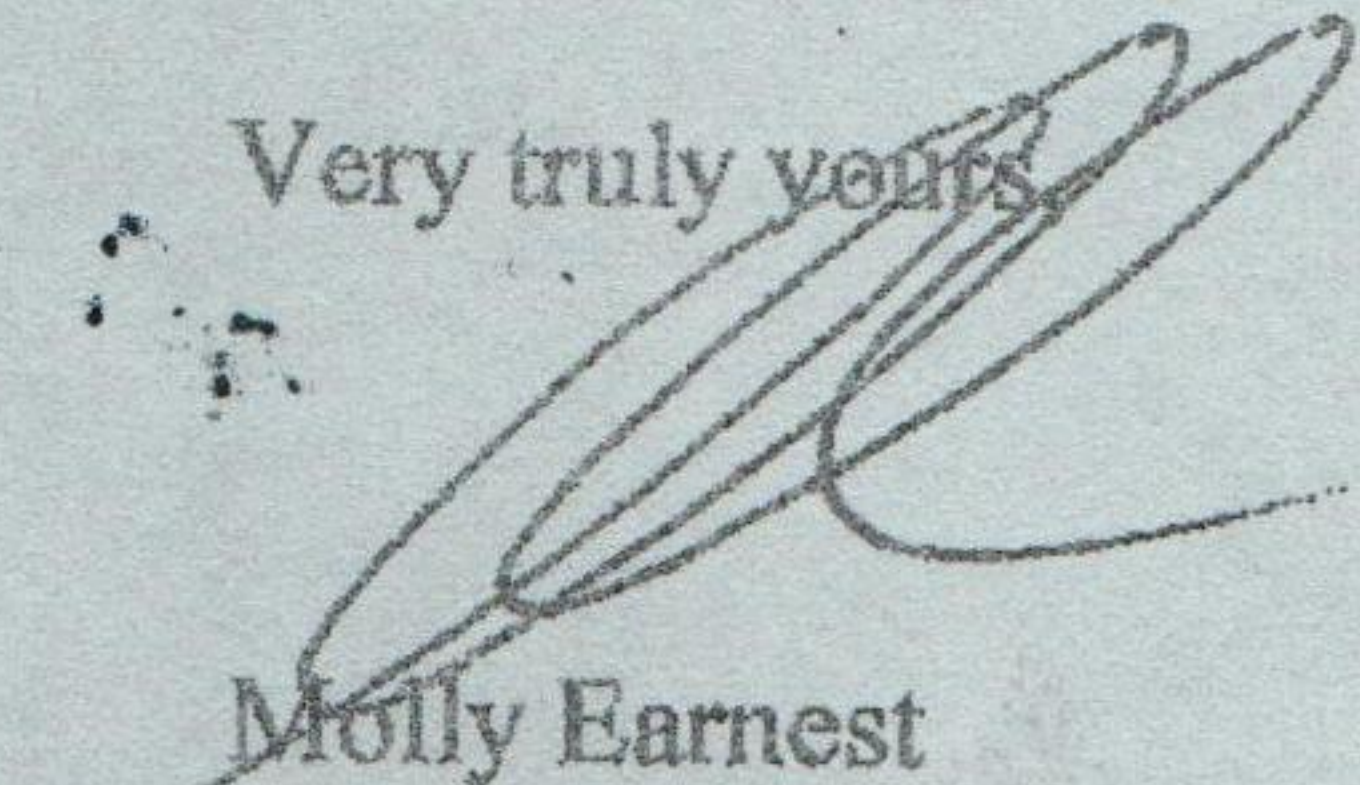
JSB Property Management, Inc
Attn: Jamie Blum
P.O. Box 50373
Lighthouse Point, FL 33074

RE: Barry Moffatt RE Trust sale to Robert P. Neiffer, Jr.
Association Name: Oaklnad Arms Condominium Association, Inc
Property address: 2824 NE 33rd Court, #5, Fort Lauderdale, FL 33306

Dear Sir/Madam:

Our office is the closing/title agent in the above-referenced transaction. In order to close, the enclosed estoppel information must be completed and returned to our office. Please fax or email the completed estoppel to (954) 525-5799 or OfficeAdmin@EarnestLaw.com. I have also enclosed our trust account check made payable to "JSB Property Management, Inc" in the amount of \$150.00, representing payment of the estoppel fee. Closing is scheduled for February 10, 2021. Please call me with any questions. Thank you for your anticipated help and prompt attention to this matter.

Very truly yours,


Molly Earnest

Encl.

EARNEST/TIGHE LAW FIRM, P.A.

103 N.E. 4TH STREET, FORT LAUDERDALE, FL 33301

(954) 525-5644 TELEPHONE

(954) 525-5799 FACSIMILE

CONDOMINIUM/HOMEOWNER'S ASSOCIATION ESTOPPEL INFORMATION

1. ASSOCIATION NAME:	<u>Oakland Arms Condo</u>		
2. PROPERTY ADDRESS:	<u>2824 NE 33rd Court, #5, Fort Lauderdale, FL 33306</u>		
3. CURRENT OWNER'S NAME:	<u>R.E. Barry Moffatt, Trustee</u>		
4. PURCHASER'S NAME:	<u>Robert P. Neiffer, Jr.</u>		
5. MAINTENANCE FEES:	<u>1400.00g plus \$100 reserves</u>	FREQUENCY OF PAYMENT:	<u>Quarterly</u>
6. DATE DUE:	<u>11/21</u>	DATE OF LAST PAYMENT:	<u>11/21</u>
7. ARE PAYMENTS CURRENT?	☒ Yes ☐ NO	WHAT IS BALANCE OWED?	<u>\$ 0</u>
8. FUTURE PAYMENTS ARE PAYABLE TO:	<u>Oakland Arms Condo</u>		
9. MAILED TO:			
10. IS PRIOR APPROVAL REQUIRED?	☒ Yes ☐ NO	IF SO, HAS IT BEEN ISSUED?	☒ Yes ☐ NO
11. ANY PENDING SPECIAL ASSESSMENTS?	☐ Yes ☒ NO	IF SO, WHAT IS THE PENDING SPECIAL ASSESSMENT FOR AND WHAT IS THE BALANCE OWED?	
12. IS THERE A RECREATION LEASE?	☐ Yes ☒ NO	IF SO, IS IT INCLUDED IN THE MAINTENANCE FEE?	☐ Yes ☐ NO IF THE RECREATION LEASE ISN'T INCLUDED IN THE MAINTENANCE, WHO DO WE CONTACT FOR INFORMATION REGARDING BALANCE OWED?
13. ARE WATER AND SEWER INCLUDED IN THE MAINTENANCE FEES?	☒ Yes ☐ NO		
14. IS PROPERTY IN COMPLIANCE?	☒ Yes ☐ NO. If not, what is violation?		
15. HAZARD INSURANCE COMPANY:	<u>USI Insurance</u>		
16. AGENT'S NAME AND ADDRESS:	<u>305-428 0015</u>		
17. FLOOD INSURANCE COMPANY:			
18. AGENT'S NAME AND ADDRESS:			
19. ARE YOU AWARE OF ANY OTHER ASSOCIATION FOR THIS PROPERTY?	☐ Yes ☒ NO	IF SO, WHO DO WE CONTACT?	
20. NAME AND PHONE NUMBER OF PERSON TO CONTACT WITH ANY QUESTIONS:	<u>J3B Property Management Inc.</u>		

Signed this 27 day of January, 2021.

Signature:

Print Name and Title:

James Bum - P.M.

THE EARNEST/TIGHE LAW FIRM, P.A.

OPERATING ACCOUNT
103 NE 4TH STREET
FORT LAUDERDALE, FL 33301



www.my100bank.com
81-275/829



1/26/2021

PAY TO THE
ORDER OF

JSB Property Management

\$ **150.00

One Hundred Fifty and 00/100

DOLLARS

JSB Property Management



[Handwritten Signature]

AUTHORIZED SIGNATURE

MEMO

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