

Resale Process

In order to meet disclosure requirements for the state of Maryland, residents who sell their homes within the DuFief HOA should contact the Board to obtain a resale package. There is a \$100 fee for resale packages made payable to "DuFief Homes Association" which should be paid to the treasurer. We recommend contacting the board as soon as possible when you are ready to place your home on the market to allow adequate time to obtain the resale documents.

The resale package will include:

- A copy of the DuFief Homes Association governing documents
- A copy of the most recent DuFief Homes Association directory
- A "Status of Assessments" report which indicates whether or not there are any outstanding dues or violations associated with the property.

After payment is received, the ARC will schedule an inspection of the property to confirm whether or not any outstanding architectural violations exist. The ARC may issue violation notices if applicable. Homeowners can work with the ARC to attempt to resolve outstanding violation notices prior to sale. Homeowners have the right to appeal ARC violation notices to the board of directors. Maryland law requires home sellers to disclose outstanding HOA violations to home buyers.

The board and ARC will make every attempt to provide packages as soon as possible after payment is received, however we are a volunteer run organization and the board recommends that resale packages be requested as early as possible and at least 15 days before you need the documents to ensure there is adequate time to complete the process.

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