

SELLING YOUR CONDO

Effective Date: 12/27/2024

Rules and recommendations for selling your condominium in Longstown Village

Longstown Village Condominium Association Executive Committee

Here are some important things to understand about selling your condominium:

1. Longstown Village is not a 55-plus community.
2. Using a realtor to list your property can attract more prospective buyers, but you may also sell your property directly as “For Sale by Owner”.
3. All units are single-family residences. Occupancy of any unit is limited to two (2) people per bedroom, for a total of four (4) persons per unit.
4. As the Seller you must pay \$100 for an LVCA Resale Certificate.
5. A “For Sale” sign may be placed inside the front window and the garage window.
6. An “Open House” sign may be placed in your front lawn on the day of the Open House and must be removed at the end of the Open House.
7. A current copy of our Governing Documents, known as the “Red Book”, should be available for prospective buyers to review. We suggest having it on display during an Open House or any showing. You may also give your realtor or prospective buyers a link to the Governing Documents: <https://www.longstownvillage.org>.
8. If your Red Book is not available, or out of date, a new Red Book can be purchased from Darlene, LVCA Treasurer, for \$20.
9. A complete and up-to-date Red Book must be supplied to the new owners prior to closing, and the buyers must acknowledge their understanding and acceptance of our Governing Documents in writing.
10. You must also give your realtor, or the buyer if you’re selling the condo yourself, a copy of the “Roof Replacement Financing Plan” before the contract is signed.
11. Please contact the LVCA Treasurer, Darlene Brenneman, at darla.athome@hotmail.com no later than one week prior to closing to complete the required paperwork.
12. The Buyer is responsible for paying a \$1,200 Capital Improvement Reserve Fee to the LVCA at the time of closing.
13. If your condo is left vacant you must let the LVCA know immediately. This is a requirement of our Property Insurance. Please email LongstownVillage@gmail.com, or call York H-G Properties at (717) 501-4435.