

HOA Community: identifying the attributes you want in the HOA community. This guide will ask the buyer to consider a comprehensive list of community/HOA features to identify what is positive about the HOA and what wants and desires are not in the HOA.

HOA Home Inspection: you should request a thorough home inspection prior to purchase. This is different in HOAs as the findings may be the responsibility of the home buyer or the HOA or both: the financial consequences can be material in amount. This guide provides you with a comprehensive list of what should be expected and the answers you need to get to issues., who pays for repairs, if you are paying will these be up front, one-time costs or another recurring payment obligation?



HOA Finances: your financial obligations as an HOA resident can be more, and much more, than your monthly mortgage, insurance and taxes and HOA dues. HOAs can have additional and unexpected fees, assessments, and even fines that will add to your financial requirements. Learn about the current and anticipated financial obligations of the HOA homeowner. What do HOA dues pay for and can you expect additional billings not readily identified prior to purchase. Can the HOAs financial management practices affect your personal finances? How to avoid costly home sales fees.

HOA Home Maintenance: not all HOAs are the same, a maintenance free HOA may not be what you think, how to determine your maintenance responsibilities vs the HOAs and what questions need to be resolved prior to moving into the HOA. What you should ask about concerning HOA maintenance responsibilities and ties of the HOA.



Most HOA Home Owner Complaints/Problems can be avoided and resolved by understanding the information presented in our brochures

Condominiums: The Kit addresses special/unique issues for condominium home buyers: Don't assume all has been disclosed and make sure what you assume is certain: we provide the questions



Moving into an HOA: you purchased your home and it is now move-in day. Moving into an HOA is different with a host of issues and tasks unique to the HOA home buyer. Make your move-in smooth and the transition into the community seamless by following our guide.

HOA Governance: An HOA is mostly a self-governing community. Learn about the documents and process of HOA governance, how do HOA governing documents and State HOA laws work together or cause conflict, your rights as a home owners, dispute resolution, who really manages and more. You will being rights and a host of covenants, controls, and restrictions. The guide allows you to evaluate if you are fit to the HOA's policies and mandates.



HOA Issues infrequently and/or not discussed with the home buyer that can affect your expectations and quality of life. This is a comprehensive list



of issues you should be considering to decide if you are good fit with the community (but rarely discussed)

The Total Cost of HOA Home Ownership: Understand the additional costs you may incur in your home purchase. Your one-time, up-front and recurring expenses must be considered in your home purchase decision:



Contact/Ordering
Email: coloradohoaforum@gmail.com
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Colorado HOA Forum's Complete HOA Home Buying/Ownership Kit

The information, learning tools, and worksheets provide the home buyer with a comprehensive approach towards making an informed and successful home buying decision and avoiding "post purchase home buying blues"

Buying a Home in an HOA is Different, learn what you should know before you buy and avoid home buyer's remorse



We provide the questions that every home buyer should consider

Don't rush in making the most significant purchase in your life: get informed, do your home work and make your purchase decision successful



A "How-to" Guide for a Successful HOA Home Purchase and how to Avoid HOA Home Buyer's Remorse

Contact Us: coloradohoaforum@gmail.com

Buying a Home in an HOA is different and All HOAs are not the same

Learn About the Total HOA Home Buying Experience. Home Buying is more than "I like what I see, I like the price, I'll buy it". Moving into an HOA neighborhood is different and don't wait to find out until after your purchase.. The HOA Home Buying Kit will provide a guide from identifying the right HOA for you to your rights and responsibilities living in an HOA. The Kit provides you with extensive and detailed questions that should be resolved by you prior to home purchase and an easy method through our worksheets and lists to track your work and answers.



One thing that can be said about HOAs is that all that glitters may not be gold. The right HOA can be rewarding in

aesthetics, amenities, and improved property values. The wrong fit will end up making your home purchase a literal disaster and incompatible with your life style and expected quality of life and an unexpected financial burden in meeting obligations under HOA governance. Learn about the total HOA home buying experience with the Kit and find the perfect match between the HOA and your community expectations.

HOA 55+ Communities: not what you think?



HOA Home Buying/Ownership Learn about HOA Home Buying to ensure a successful home purchase in the right HOA for you



[Visit our web site and click on above icon to get access to all HOA Guides www.coloradohoaforum.com](http://www.coloradohoaforum.com)

Details matter: know the questions to ask, how to evaluate an HOA community, match your life style with the community, the information to seek out and read, and organize your decision making.



Make Sold a Good Thing in Your Home Buying Experience



Read All our Guides

HOA Home Buyer Documentation for the Home Buyer and Resident: HOA's are managed by rules and not understanding the rules, covenants, restrictions, and controls prior to and while living in the HOA can cause you problems and result in unexpected financial obligations and unfulfilled expectations. No one document provides the answers to HOA governance. The guide provides you with a list of resources



you must acquire and read prior to purchase and the questions you should ask to ensure the HOA will be a good fit for your life style.

The Role of the Realtor vs the Comprehensive HOA Home Buying Kit:

Realtors focus on obtaining home sale listings, marketing the home for sale, and closing the home sale. In between there are simply too many questions, tasks and too much knowledge that go missing for the HOA home buyer. In fact, too often the relevant and important questions are never asked nor are they ever thought about in the HOA home purchase: until after the deal is sealed.



Checklists to track what questions should be asked, answers to questions, responsibilities for completion, and identifying whether the HOA, home seller, or you are to complete a task. Each topical area comes with an easy to use checklist.



Training Classes and Personal Buyer Mentor:

Organize a training class for your community/local government to educate the public on the HOA home buying/ownership experience. Our trainers will conduct classes to present the material in our Kit and optionally provide the Kit to all in attendance.

**More brochures ([visit our web site for all brochures](#))
Cost cutting/revenue raising ideas for HOA Boards
Seniors and HOAs
Management Companies and HOAs
HOA Issues Rarely Discussed**

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