

BIRCHWOOD LAKES COMMUNITY ASSOCIATION, INC.
212 ASPEN ROAD
DINGMANS FERRY PA 18328
Telephone: (570) 828-2111 Fax: (570) 828-9009

DEEDBACK AGREEMENT

PROCEDURE:

The Association's Board of Directors has instituted this deedback policy. All deedbacks must comply with the regulations set forth in this policy. Any deviations from this policy require review by the board on an individual basis.

1. Request deedback with signed Deedback Agreement which confirms compliance to policy. Must be signed by owner(s) of property.
2. Owner must agree to pay half principle and half interest that have accumulated on their account.

If owner has been listed with the Collection Agency, they also must pay all fees charged by the agency for collection.

3. All real estate taxes must be brought current, including the current year. Owner will be requested to provide paid real estate tax receipts.
4. Owner must provide clear title to property. Upon receipt of the title/lien search, BLCA's attorney will notify owner of any problems with the title. If title is not clear owner is responsible for all costs involved for clearing of title.
5. Owner must pay all costs involved including title/lien search, costs of deed preparations and transfer & recording costs. These items may be billed directly from the attorney's office or from the Abstract Co. The deed will not be recorded until all requirements are met and all costs have been paid.
6. Adjoining owners must be contacted to determine their interest in purchasing the property under the LI program if Association obtains property back. (Association office contacts adjoining owners.)

Deedback acceptance is contingent upon all requirements being met and approval from an officer of the Association.

Complete the Deedback Agreement on reverse side.

DEEDBACK AGREEMENT

I/We, _____, am/are the legal owner(s) of property known as Lot _____ Block _____ Section _____ located within Birchwood Lakes Community Association, Inc. I/We request to deedback my property listed above to the Association and I/we agree to the following terms and conditions of the deedback policy:

- I agree to pay 1/2 principle and 1/2 interest that have accumulated on my account, if any. I also agree to pay any costs due to the Association’s Collection Agency if my account has been listed with them for collection.
- I agree to pay the real estate taxes to a current status, including the current year tax bills.
- I agree to provide clear title conveyance to the Association and I understand that it is my responsibility, at my cost, to clear the title if necessary.
- I agree to pay all costs involved with the transfer of property, which includes the title/lien search fee, attorney’s fee, transfer fees and recording costs necessary.

I understand that if these conditions and requirements are not met, the Association will not accept the deedback of my property and the Association will proceed with necessary collection action for any unpaid amounts if necessary.

I have enclosed the following items applicable:

(These items are not necessary for deedback acceptance, but would be helpful.)

____ Copy of deed to property

____ Paid Real Estate Tax Receipts

____ Death Certificate

____ Recorded Executor/Executrix

____ Other: _____

Print Owner’s Name

Signature *Date*

Print Owner’s Name

Signature *Date*

Owner’s Address

Owner’s Telephone Number