

Real Estate Agent's instructions
For
Orleans Owners that intend to sell condo

At
The Orleans
950 Tarpon Center Dr.
Venice, Florida 34285

Please contact Orleans Management at

Argus Management of Venice
Barbara O'Grady
Barbara@argusvenice.com

1. Real Estate Co and agent's name, phone and email need to be given to Orleans' Management Co when the owner puts property on the market
2. Please call or email Management and inform of a potential sale **before any Closing is set.**
3. Management will send via email or mail to the RE agent the application form, Condo rules and Policies. **These forms need to be read signed and returned to management BEFORE ANY CLOSING IS SET.**
4. The Owner is responsible to pass on ORLEANS DOCUMENTS DATED 2-17-2012 To the Real Estate agent so the new owner can review before any closing is set.
5. REAL ESTATE AGENT will set a meeting with an ORLEANS BOARD MEMBER (via the management) and the Potential Buyer to discuss Documents and Rules and Financial obligations by phone or in person **BEFORE THE CLOSING CAN TAKE PLACE.**
6. All Condo Documents, Rules and Regulations and Policies are automatically transferred and must be accepted by the new owners when ownership of property is transferred as per Florida State Law.
7. Signs are not allowed except for a 3 x 5 card on bulletin board in lobby.
8. OPEN HOUSES ARE NOT ALLOWED DURING January, February, March and April except on the first Sunday of each month between 2-4 PM
9. Agents/Owners must notify Management/BOD if they are having any open house 48 hours in advance