

FLCC SALES PROCESS

- After Buyer and Seller agree to purchase price, the FLCC Sales Application with credit check (4 pages in total) is completed by Buyer and submitted for review/approval to Tim McDermott, President/FLCC with check for \$50.00 made out to Forest Lake Country Club of Sylvan Lake, Inc., to cover the cost of credit check. Completed application with check should be mailed or hand delivered to:

Tim McDermott
17 Gardenia Circle
Hopewell Junction, NY 12533

- Review process begins when fully completed hard copy of sales application with check is received. After application is approved and credit check completed, Sales Director will schedule an interview with Buyer and FLCC neighbors. All parties who will reside in unit and/or will be named on deed are expected to attend interview. If Buyer has a dog, they would also attend the interview.
- The closing is usually scheduled on Sunday morning before 12 noon in the FLCC office takes about 15-20 minutes. Buyers and Sellers, all persons named on deed or to be named on deed, must attend closing, unless other arrangements are made prior.
- The Seller will bring the shares certificate for unit and proprietary lease to the closing. Administrative Sales Fee or “flip tax” (2.5% of sale price or \$1,000, whichever is greater) is due at closing and paid by bank check or money order made out to FLCC by Seller unless other arrangements have been made as Buyer and Seller have determined and clarified all financial issues prior to closing. All units are purchased in “as is” condition.

Any questions, please email Tim at forestlakeny@gmail.com

Tim McDermott

Fn: FLCC Sales Process 09112025