

# Realtors®, Lenders, Escrow Officers, & Buyers...



Cardinell View Lofts Condominiums  
6107 SW Murray Blvd., #313; Beaverton, OR 97008  
[www.CardinellView.com](http://www.CardinellView.com)

Congratulations on your incoming listing or purchase at Cardinell View Lofts Condominiums! We believe that you will find the community very saleable. Please take a moment and review the following items to ensure that your listings are accurate and that your Buyers are informed. It is important that the Rules and Regulations are read and understood to make sure that all units remain in compliance. **Important information is included in this document that should be disclosed to all Buyers:**

1. Nearly all documents for the association can be found at [www.CardinellView.com](http://www.CardinellView.com).
2. For the RMLS supplement page, please complete the following information:
  - a. Condo Conversion: Yes in 2007
  - b. # Units in complex: 58
  - c. Storage Available: (verify)
  - d. Storage Unit #/ID: (verify)
  - e. Tandem Parking: No
  - f. Deeded Storage Tax: (verify)
  - g. Condo Pet Policies: Yes
  - h. Rent Cap: No
  - i. Elevator Access: Yes
  - j. Upper Condo Level: (verify)
  - k. Total Levels in Building: 8
  - l. Washer/Dryer Description: Combo-Ventless Only
  - m. Floor Plan / Unit Type: (verify)
  - n. Deck/Balcony Available: No (except penthouse units)
  - o. Deck/Balcony Dimensions: N/A
  - p. Yard: No
  - q. Garage Type: Only Penthouse Units have garages (verify)
  - r. Deeded Parking Tax: (verify)
  - s. Parking Space #/ID: (verify)
  - t. Condo Association Name: AUO Cardinell View Lofts
  - u. Condo Association Manager/Contact: Mark or Cindy Vandervest
  - v. Condo Manager/Contact Email: [Manager@FreshStartOfOregon.com](mailto:Manager@FreshStartOfOregon.com)
  - w. Pending HOA Litigation: No
  - x. Condo Association URL: [www.CardinellView.com](http://www.CardinellView.com)
  - y. Condo Manager/Contact Phone: 503-319-5848

Remarks: Existing Special Assessment must be paid off at closing. There is a payoff calculation fee of \$50 (must be prepaid). No additional special assessments are proposed. No rent cap, no litigation. Capital contribution required by Buyer in the amount of 2 months HOA dues (does not apply to HOA dues). Transfer fee is \$245. Condo questionnaires are \$350 (must be prepaid). Escrow demand fees are \$175 (per demand).

3. No signage is allowed in the community, including in windows, on balconies or in common areas.

4. Open house A-board signs are allowed only during the open house and must be removed upon completion of the open house.
5. No flyer boxes are allowed in the community.
6. **Cardinell View Lofts Condominiums is a no-smoking community.** Smoking is strictly prohibited anywhere within the boundaries of Cardinell View Lofts Condominium including inside any unit, in the parking lot, in a vehicle in the parking lot, on the sidewalks, or in any common or limited common area. Smoking is defined as inhaling, exhaling, burning, or carrying any lighted or smoldering cigarette, cigar, tobacco product, marijuana product, and all similar substances (i.e. e-cigarettes or vaping products), whether legal or illegal. Cigarettes and cigarette butts shall not be disposed of anywhere on the ground or in common areas. Anyone found violating this provision shall be subject to a fine of **\$250.00** per occurrence. **There are no warnings. Owners are responsible for Tenants and their guests.**
7. Parking Spots are not “deeded”. Please do not indicate that in the published listing. Limited Common Element parking spaces are “assigned” through the Governing Declaration of Cardinell View Lofts Condominium. Contact management to confirm which parking spot(s) is/are assigned to the unit you are selling or purchasing, if any. **NOTE: Not all units have assigned parking spaces.** Parking for units without parking spaces is on the street and requires a permit through the City of Portland.
8. Visitors and guests may not park in any reserved parking spaces. Please direct your guests to park only in the parking spot assigned to the unit (if any) or along the roadway. Vehicles illegally parked will be towed at the Owner’s expense, without notice.
9. Please include the unit number in the RMLS unit parameter of the published listing.
10. There is currently a special assessment that funded the installation of a new roof and a new heating system. The amount of the assessment depends on the size of the unit. **Special assessments must be paid in full at the time of a sale or transfer of ownership within the community.** See CVLC Resolution dated 1/13/2022, which can be found at [www.CardinellView.com](http://www.CardinellView.com).
11. Only domestic animals are allowed (dogs or cats). No exotic animals are allowed including, but not limited to, snakes, insects, non-domesticated cats (i.e. tigers, cougars, lions), farm animals, and any animal deemed to threaten the well-being of the Community.
12. Water, sewer, garbage, are included in the monthly HOA fee. Facility key fobs cost **\$75.00** each for the first two, and **\$100.00** each thereafter. There is a strict limit of only two active fobs for any one unit.
13. As of **3/31/2023** the Association ownership is comprised of **51.72%** Owner-Occupied units (**30 of 58**) and **48.28%** Investor-Owned units (**28 of 58**). There is no rental cap. The Association is not FHA approved. Please do not publish FHA or VA financing in the terms of the listing.
14. All Owners must have a written lease with their tenants. The minimum lease period is one year (12 months). There is a lease review fee in the amount of \$75.00 payable to management.
15. As of **3/31/2023** the Association has one delinquent account more than 90-days past due and one account less than 60 days past due. The total delinquency amount is **\$5,968.00**.
16. There is a one-time capital contribution fee equal to two months of the Unit’s COA dues that is paid by a Buyer upon each sale (see Bylaws Section 7.1.c). This contribution does not apply to HOA Dues.
17. There is a one-time transfer fee of **\$245.00** paid by a Buyer at closing.
18. There is a **\$175.00** Escrow Demand Fee charged to Seller for each time a demand is requested. Should a transaction fail, unpaid Title Demand Fees shall be added to the subsequent transaction. **To avoid multiple charges, Sellers and Title Companies are advised to not request escrow demands until the transaction is through the inspection period. Updates require an additional \$175.00 demand fee.**
19. There is a fee of **\$350.00** to complete a lender-required condo questionnaire (each – paid prior to completion of questionnaire).
20. There is a **\$50.00** fee to provide a special assessment payoff amount (each request).
21. There are Move-in & Move-out fees in the amount of **\$175.00**. (see Move-in and Move-out Resolution – 2022-01 dated 5/19/2022). Completed request forms must be received by Management at least 5 business days in advance. Forms can be found at [www.CardinellView.com](http://www.CardinellView.com). Failure to schedule and/or pay move-in or move-out fees shall result in a fine plus the move-in and move-out fee described above.
22. The roof on the building is new as of December 2021.

23. The heating system in the building is new as of February 2022.
24. Please advise your Buyer's agents to not write a repair addendum asking the Seller to take care of any common area repairs. The Association is responsible for those repairs. Copies of inspection reports noting deficiencies of any identified items must be forwarded to management and repairs will be scheduled accordingly. **NOTE: Association repairs may not be completed prior to the closing date.**
25. Owners are responsible to obtain and maintain property casualty insurance for their Units (including cash purchases) and appurtenant Limited Common Elements, up to the deductible amount under the Association's policy (See Insurance Resolution dated 4/1/2019). The current deductible on the Association's property insurance policy is **\$25,000** (See Insurance Resolution dated 4/29/2021). Owners/Residents are responsible for all damage to the condominium and/or loss or damage to personal property due to fire, theft, vandalism, or water damage. Please see Article X, Section 6 of the CVLC Bylaws and the HOA Rules & Regulations, which requires the following:
- Owners shall be responsible for purchasing insurance policies insuring their units.
  - Proof of such insurance coverage shall be provided to the Association by the Unit Owner.
  - Owners and tenants of all Units shall procure and maintain comprehensive liability policies having combined limits of not less than Three Hundred Thousand Dollars (**\$300,000**) for each occurrence. Such insurance must provide coverage for, without limitation, the negligent acts of the owner, any member of his or her family, or household pet, or of a guest of other occupant or visitor against liability to the public, third parties, owners of other units and of Common Elements and property of others including occurrences arising out of such insured parties' use of the property.
  - Owners shall name **Cardinell View Lofts Condominium; C/O 6107 SW Murray Blvd., #313; Beaverton, OR 97008** as a named additional interest on their insurance policy.
  - Effective 6/1/2021 the "per unit" deductible for any water damage claim is **\$25,000**. There is a **\$25,000** "per occurrence" deductible for all other claims (excluding earthquake).
  - It is recommended that Owners obtain Loss Assessments Coverage for Earthquake. That is Endorsement 440. This endorsement provides coverage for the insured's share of special loss assessments charged by a corporation or association of property owners as a result of direct loss by earthquake to property owned by all members collectively. The limit is the most that will be paid for any one loss, regardless of the number of assessments. Talk to your insurance carrier for further information.
26. The Association will require the following information within 5 business days after closing:
- Buyer's full name, phone number, and email address
  - Buyer's current mailing address. Will property be Owner Occupied?
  - Buyer's Agent name, phone number, and email address
  - Buyer's Insurance Company proof of insurance policy naming Cardinell View Lofts as a named additional interest on the policy.
  - Title Company name, Escrow Officer name, phone number, and email address
  - Copy of Professional Inspection Report (if any Association repairs are requested)  
**Email the above information to Manager@FRESHSTARTofOregon.com**
27. Other questions? Text or email is best for us. Text to 503-319-5848 and/or email to: Manager@FRESHSTARTofOregon.com.

*View all Association documents at: [www.CardinellView.com](http://www.CardinellView.com)*

*(Rev. 3/31/2023)*