

The Ambassador Hotel Cooperative Apartments Corp.
2730 S. Ocean Blvd.
Palm Beach, FL 33480
manager@ambassadorpb.com

ESTOPPEL CERTIFICATE

1. Date of issuance: _____, 20__
2. Name(s) of Stockholder(s) as reflected in the books and records of the Association:

3. Unit Designation (Number) and Address: _____

4. Parking or garage space identification for this Unit: _____ N/A. There is no assigned parking for this Unit.
5. Is Account in collection with Attorney? Yes or No
Attorney Name: _____
Attorney Contact Information: _____
Payoff information may be requested at: _____
6. Fee for the preparation and delivery of this Estoppel Certificate: \$250.00 if account not delinquent; additional \$150.00 for delinquent accounts; \$100.00 for expedited requests (the Association does not undertake to agree to expedited requests). Please note that when an account has been placed with legal counsel, legal fees required for the issuance of Payoff Letters are in addition to the fee payable for the preparation of this Certificate.
7. Name of the requestor: _____
8. Assessment information and other information:

Assessment Information

- a. The regular periodic assessment levied against the Unit is:
\$_____ per Month, Quarter, Year, Other _____
- b. The regular periodic assessment is paid through: _____, 20__
- c. The next installment of the regular periodic assessment is due _____, 20__
in the amount of \$_____

d. An itemized list of all assessments, special assessments and other moneys owed on the date of issuance to the Association by the Stockholder for a specific Unit is *(two boxes may be checked if applicable)*:

Attached hereto

Available from the collection attorney referenced above

None

e. An itemized list of any additional assessments, special assessments and other moneys that are scheduled to become due for each day after the date of issuance for the effective period of the Estoppel Certificate is *(two boxes may be checked if applicable)*:

Attached hereto

Available from the collection attorney referenced above

None

Other Information

f. Is there a Capital Contribution Fee? Yes or No

Is there a Resale Fee? Yes or No

Is there a Transfer Fee? Yes or No Amount: \$ _____

See Article VII, Section 5, of the By-Laws, which provides that the Board of Directors shall have the authority to fix by resolution and to collect, before the transfer of any stock, reasonable fees to cover the Corporation's actual expenses and attorney's fees in connection with a proposed transfer. Section 719.106 (2017), Florida Statutes, provides in relevant part: No charge may be made by the association or anybody thereof in connection with the sale, mortgage, lease, sublease, or other transfer of a unit unless the association is required to approve such transfer and a fee for such approval is provided for in the cooperative documents. Any such fee may be preset, but in no event shall it exceed \$100 per applicant other than husband/wife or parent/dependent child, which are considered one applicant.

g. Is there any open violation of the Governing Documents, including the Proprietary Lease or Rules or Regulations, for which notice has been given to the Stockholder and where such notice is reflected in the Association official records? Yes or No

h. Do any of the Governing Documents, including the Proprietary Lease or Rules or Regulations of the Association applicable to the property require approval by the Board of Directors of the Association for the transfer of the Unit? Yes or No

See Article III, Section 5(a)(1) of the By-Laws, which provides that no member may transfer, sell or assign any of his occupancy rights in and to an apartment in the apartment building owned or leased by the Corporation, nor transfer, sell or assign his membership to any person or persons, unless such person or persons shall be eligible for membership in the Corporation as defined in the By-Laws, and shall be approved for membership in the Corporation in the manner set forth in the By-Laws.

If yes, has the Board approved the transfer of the property? Yes No Pending

- i. Is there a right of first refusal provided to the members or the Association?
 Yes or No

However, see Article III, Section 5(c) of the By-Laws, which provides that if a member desires to vacate and abandon his use and occupancy of his apartment and to sell or transfer his membership in the Corporation, he shall notify the Corporation in writing of such intention, and the Corporation shall have an option for a period of twenty (20) days thereafter, but not the obligation, to purchase the membership together with all of members' rights with respect to the occupied apartment.

If yes, have the members or the Association exercised that right of first refusal?
 Yes No N/A

- j. Is there more than one Association to which the Stockholder of this property is a member?
 Yes or No

If yes, please provide contact information:

Association name: _____
Contact name: _____
Contact number: _____

Association name: _____
Contact name: _____
Contact number: _____

- k. Names, addresses and phone numbers for all insurance maintained by the Association:

(NOTE: The above information is the contact information for the Association's insurance agent. Copies of insurance policies are on file with the Association and are available for inspection and copying as provided by law.)

9. Is there any other type of fee? Yes or No

(LIST ALL OTHER FEES OR MONEYS THAT ARE DUE FROM THE STOCKHOLDER(S) AND/OR UNIT AND/OR WHICH ARE CHARGED IN CONNECTION WITH UNIT TRANSFERS)

	Type of Fee	Amount	When Due/Payable
1.			
2.			
3.			

10. Does the Association have any outstanding loans? Yes or No

THE ABOVE INFORMATION IS TRUE AND CORRECT. EXCEPT AS SPECIFICALLY PROVIDED BY LAW TO THE CONTRARY, THE ASSOCIATION DOES NOT WAIVE OR INTEND TO COMPROMISE ANY LEGAL RIGHTS IT MAY HAVE BY THE COMPLETION OF THIS CERTIFICATE. THE RESPONSES HEREIN ARE MADE IN GOOD FAITH AND TO THE BEST OF MY ABILITY AS TO THEIR ACCURACY.

**THE AMBASSADOR HOTEL
COOPERATIVE APARTMENTS CORP.**

By: _____ Date: _____

Print Name: _____

Phone: _____

If this Estoppel Certificate is hand delivered or sent by electronic means, it is effective for thirty (30) days from the date hereof, as set forth immediately above. If this Estoppel Certificate is sent by regular mail, it is effective for thirty-five (35) days from the date hereof, as set forth immediately above.