

RR105b – Request for Documents August/September 2015

1.		Excellent. TY
2.		Great!
3.		Great job all, got rid of duplications and confusion
4.		I like it. Simple and better for clients to understand
5.		I think it is a great form. There has been so many excuses and/or neglect for not providing the documents. This is fine.
6.		Form is well prepared and is clear as to what is requested, great job.
7.		Looks great, many thanks to all involved. Would like to show at bottom or wherever appropriate "page 1 of 1" or something to that affect. Or is this not necessary or customary? Just a thought, thanks again.
8.		This is basically the mirror image of paragraph M which is already contained in the Purchase Contract. Why have a separate form requesting the documents unless we make it a receipt requiring Buyer/Agent acknowledgement as well?
9.		The condominium managing agencies are expressing their disgust with HAR via their standard form "putting the monkey" on their backs to know what documents are recorded or not.
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11.		Can we get a form for it to be paid for in escrow?
12.	Name of form	This should be renamed. It's not so much a Request for Documents (the management companies all have their own order forms) as an AUTHORIZATION to release documents to someone other than the owner.
13.	Document provider line	If you want to use To: Document Provider, etc., then it should be Re: Property Reference or Address, etc. Otherwise, eliminate the "to" and just make the name of the provider part of the heading. It's obvious enough.
14.		I think we should have a space for order by Agent.
15.	E-mail line	The Mailing Address line change is unclear. What is the objective for this line? Owner's acknowledgement. "I agree to pay..." There may be instances where the Owner will not be the one paying. Perhaps delete that sentence?
16.	Undersigned owner paragraph	The undersigned ownerrequests that you provide to MY Agent? No!! (If you start a sentence in 3rd person, it should be 3rd person throughout.) How about "Please provide copies of the documents listed below to my Agent, _____ via [] email or [] hard copy." Or if you really like 3rd person, "The undersigned owner [or simply "Property owner _____ "] requests that you provide his/her Agent, _____, copies of the documents listed below....."
17.	Undersigned owner paragraph	Please eliminate undersigned/above-referenced in the same sentence. Whiplash!
18.	Undersigned owner paragraph	. Do you really need the sentence "The documents provided will be used to disclose material facts relating to the Property.??? To whom are you pointing this out? Seller knows it, management company knows it, and certainly the agent knows it. Seems completely superfluous.
19.	Last paragraph	By stating owner understands documents may not be provided without payment may be confusing as some documents services will provide them and allow seller payment during escrow.
20.	Last paragraph	Next to last line before signatures: Odd to capitalize P for Phone, but email is lower case. Also, # sign not needed. Phone _____ Email _____ works well.
21.		By eliminating the blanks to check it makes it more difficult to track what is provided and what is not provided. Also there is "Other" listed but no place to insert what the "other" may be, for example if you do have an "other" a blank should be provided where text can be inserted via docusign for example, so you know what the additional document will be. Actually if there are two blanks beside each document it helps the provider make sure everything is provided -, then one 'x' can be to identify the document requested and another check can be to acknowledge which document has been provided - and which ones are missing can be easily seen by looking at whether or not the box is checked. IF the boxes are not provided then I suggest numbering (or lettering) the documents- then you can say - "we are still missing #7, 9 and 11" instead of having to write out everything. Thank you
22.		Great job, thank you for the many hours of work. I might suggest the a CD be a choice along with email or hard copy for receiving the documents. I do still have owners, mostly older that do not want electronic documents because they aren't comfortable downloading them but also don't want the paper. Thanks again!
23.		ADD: "Any and all correspondence received from the AOA during the past year" ADD: AOA approval for any remodeling and/or modification to the unit. Include any Building Permit approval/rejection.
24.		You must have an option for what is actually available from managing agents (usually called something like a "Full Resale Disclosure Package") and instruct the managing

		agents (and require them by law) at to what must be included. Triad Management must be forced to offer emailed (and not merely hard copy) documents.
25.		I would add the need for the Project Number and name of the condo. That may make it easier for the docs to be located in a managing agent's database than just the TMK.
26.		My comment is regarding water sprinklers for fire. They can save a house and the cost of installation is relatively low if installed during construction.
27.		If we are having the Sellers sign this form then why not add payment information and authorization on the form so the documents can be ordered
28.		How can the RR105B be used when, in most cases, as Realtors, we have to order and pay for the M-1 documents electronically, sometimes through an outside agency?
29.		the only part I don't like is the listing of all the documents. Sometimes not all property management companies have all documents or the buyer may not want all of the documents (ie they already own in the building so just want a few updated things). I really like the check box option for each...maybe a little more work, but I feel more thorough. Thanks,
30.		I have never used this form, most documents are gotten from various property management companies which request that the owner or agent fill out their respective form. In the case of Associa, the largest firm, they use a 3rd party web site Community Archives, where the documents are ordered on line. A form like this would not be useful - there is no way to submit the form on line.