

Criteria to be a preferred realtor in the Dreamland Villa Subdivision

1.14.2023

- Hold a current Arizona Real Estate License with the Arizona State Department of Real Estate.
- Provide a complete description of the Dreamland Villa amenities and facilities including the current annual membership fee.
- Arrange for prospective buyers a tour of the Dreamland Villa Retirement Community facilities.
- Clearly state the community is a 55-plus age-restricted retirement community in accordance with the Senior Citizen Zoning Overlay Ordinance Z34-80 of Maricopa County.
- Describe that Dreamland Villa is a Maricopa County island, not part of the city of Mesa.
- Fire protection is provided by Rural Metro, which charges an annual fee and will be required by the provider of their homeowner's insurance. SPDS's line 169 should also disclose that Rural Metro, for an annual fee, provides the property's fire services
- The completed age verification affidavit has been received at the time of closing by DVRC if the home will be owner-occupied.
- Inform Dreamland Villa as to the classification of the buyer i.e.; owner-occupied, Flipper, or Investment/rental.
- Complete Seller's Notice of H.O.A. Condominium / Planned Community Addendum. Lines 15 to 16 should also identify DVRC as the legal entity responsible to maintain the records of who owns the residential property located in our Community and the ages of the occupants who reside in our Community's dwelling units.
- The seller's realtor notifies the property owners they are required to provide this information in order to comply with the Maricopa County Senior Citizen Overlay Zoning Ordinance Z34-80. Seller's Notice of H.O.A. lines 22 to 28 should also show DVRC is the legal entity responsible to maintain the required records
- Understands and conveys to the buyer that the \$400 transfer fee is necessary to provide the administrative and management support needed to maintain the Community's 55-plus age restriction.
- Knows the \$150 escrow charges offset the cost of administering the property transfer and documentation.
- Notify DVRC of all listings and sales of property in Dreamland Villa.