

14 HOA Secrets



Athena Paquette, M.A.

www.AthenaPaquette.com

Dear Future Condo Buyer or Investor,

If you're looking to buy a condo as a first time purchase, investment, or you are ready to downsize, **there is some very important information you must know**. In fact, there are 14 HOA secrets that will help you determine if the condo you are considering is the right one for you.

14 HOA Secrets Every Condo Buyer or Investor Must Know

- 1. It is critical that you get the financials on the complex which is often available on the HOA (Home Owner's Association) website or through websites like www.condodocs.com or www.condocerts.com*
- 2. Do they have enough cash reserves for emergencies?*
- 3. Do they plan to make improvements in the near future and do they have it appropriately budgeted?*
- 4. What is maintenance schedule?*
- 5. Are there any special assessments coming up that will be demanded of the owners?*
- 6. Do they have too many renters in the building (over 30% 40% for financing)?*

7. *Does one person own more than 10% of the building (i.e. have monopoly)? If so, you may have a difficult time getting a loan.*
8. *How many people are delinquent on their dues?*
9. *Is there a rule against renting short term? If so, then the investment is a dud or maybe even a burden.*
10. *Is there an age restriction to ownership (i.e. 55 often for retirement communities)?*
11. *Is the HOA management in house or professional outside management?*
12. *Does the HOA cover wall in or just common areas?*
13. *Do the HOA dues cover water and cable, pool, and recreation room?*
14. *When was it built, when was the roof replaced?*

All of the above affect the marketability of the condo and could mean the investment is a burden.

If you or someone you care about is considering buying a condo or townhome, please forward this report. They will love you for it.

ABOUT ATHENA PAQUETTE, M.A.

I made my first million by the age of 30...

I started investing when I was 21. **I bought my first home at the age of 23 and my first apartment building at the age of 28.** I also invested in stocks and mutual funds which at the age of 29 took me officially out of the “rat race.” That is, my cash flow exceeded my expenses.

However, I realized that my earnings were not enough for the Southern California lifestyle so I decided to keep building assets. I also still had a lot to learn.

In the early 90’s I was busy building a highly personalized mortgage company where I learned more about investing, legal entities, and 1031 exchanges. However, due to a divorce I decided to close a very profitable company.

As you might imagine the divorce cost me a few of my investments and a lot of wear and tear emotionally, but I was determined to rebuild, I used my skills as a broker and my learnings as an investor to rebuild my life, my business, and expand my real estate portfolio.

Now, I again could be out of the “rat race” but I have yet to reach “My Number”. Do you know your number? What a Financial Freedom Day is for you?



It's a different number for everyone, for me more than just more passive income than your bills as taught in the [CashFlow game](#).

As a real estate investment coach I've helped regular people, just like you, navigate the murky waters of the real estate industry and make millions as investors.¹ [[click here to read one client's millionaire success story](#)].

Here's how I can help you:

- **As your teacher** I will expose you to new and innovative ideas.
- **As your coach** I will remind you and walk you through the numbers and think everything through before and after you find the deal.
- **As your accountability partner**, I will help you MOVE from learning and analysis, to ACTION

¹ Please know that all investing requires risk and client results are no guarantee of success. This report is to educate you on the steps and ways to invest in real estate. Since everyone is starting from a different place with different knowledge, assets, and credit, this information is not intended as specific real estate investment advice, and should not be taken as actual advice to invest, but general principles for learning. To get a specific plan for your situation, you can call me and we will set up a private session to determine what is specifically right for you, your risk tolerance, and goals time frame.

- **As your mortgage professional** I will find you the best funding and recommend an investment focused realtor.
- **As your advocate** I will help you with the steps and building your investment advisory team (management, insurance, CPA, handymen, contractor, etc.) after the close of escrow.

A little official background:

I've been a lender since 1991 and I help my clients:

- Find home loan packages that consistently beat the big banks.
- Find loans packages for investors.
- Refinance.
- Provide real credit checks and help clients PLAN their real estate purchases.
- Assist clients with doing due diligence on potential purchases.

I have a Bachelors in music and French from Cal State Long Beach, a Master's degree in Spiritual Psychology. I hold investment licenses like the Series 7 (scored 90% on this national securities test), insurance and Long term care licenses and Series 66, as well as the Chartered Retirement Planning Counselor designation. I also have a California Bureau of Real Estate Broker's license since 1994. Although all these things require studying some of the best classes I have taken are from the teachers out there who are the do-ers.

Athena Paquette

Mortgage Broker, Financial Consultant & Advocate

[Contact me today for your FREE, No-Obligation 30-minute consultation.](#) I look forward to serving you.

Yours in Success,



Athena Paquette, M.A.

Licensed Mortgage Broker,
Real Estate Investment Coach

www.AthenaPaquette.com

Athena@AthenaPaquette.com

310.218.6855

BRE #01142629; NMLS #321683

Stratis Financial, Inc.
3625 Del Amo Blvd., Suite 220
Torrance, CA 90503
Office Hours: 11:30 AM to 7:30 PM M-Th

Athena Paquette, M.A.
Mortgage Broker, Financial Advocate,
Consultant
BRE#01142629; NMLS #321683

Visit: www.AthenaPaquette.com
Email: Athena@AthenaPaquette.com
Cell: 310-218-6855
E Fax: 424-702-3235