

KELLERWILLIAMS®

Doylestown Commerce Center
2003 S. Easton Road
Doylestown, PA 18901

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Sue Jones Direct 215.262.4422
Office 215.340.5700 x 164

Email at: sue@suejones.com
www.SueJones.com

Real Estate



YOUR PROPERTY
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HERE
IN 2023



LOCATION
LOCATION
LOCATION

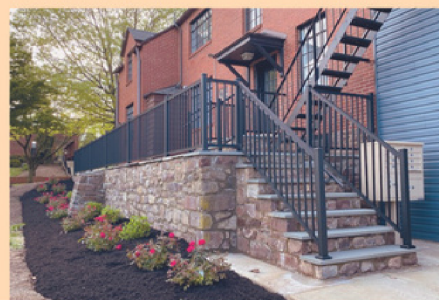
1324 Timber Lane, Chalfont \$515,000
Photos + Details at www.1324TimberLane.com



LUXURY
RENTALS

DOYLESTOWN BOROUGH LUXURY APARTMENTS \$1,895 - \$2,990

- Stunning Apartments + Carriage House
- 1 and 2 Bedroom
- Luxurious Kitchens and Baths
- Downtown Center & Sidewalk Connected



693 South State Street
Newtown Twp 5,000 S.F. + Parking \$10,000



107 Homestead Lane
Sellersville 2,900 S.F. 3+ Acres \$920,000



www.Lot12HomesteadLane.com
3.29 Acres West Rockhill Twp \$178,000



73 West Peace Valley Road
New Britain Township \$600,000



5 Country Club Lane
Doylestown Borough \$1,245,000



3168 Fox Drive
Warrington Township



195 Tedwill Drive
Doylestown Township \$545,000



103 Brinkley Drive
Hilltown Township \$730,000



1280 Dogwood Drive
Warwick Township \$625,000

ASK THE PROFESSIONAL

Sue Jones on Real Estate



Sue Jones is a REALTOR as well as Owner/Partner of Keller Williams Real Estate, Doylestown Office.

Experience: Sue's experience spans over 30 years, providing professional help to both buyers and sellers in our local market.

Designations/Memberships: Holding the coveted GRI designation - Graduate of the Realtor Institute; Memberships in the National, Pennsylvania and Bucks County Association of Realtors.

Education: Sue feels that ongoing "fine tuning" of the ever-changing regulations, laws and procedures that guide the professional REALTOR to properly represent the public and which shape the Real Estate Industry are of the utmost importance, and this is her pledge and commitment.

Why Real Estate as a Career? When asked "What made you choose Real Estate as a career?" Sue answered "I wanted to be in a helping field and decided that Real Estate offered that, helping people with their most important investment."

By: Sue Jones, Owner/Partner
KELLER WILLIAMS Real Estate

UNDERSTANDING CONDO OWNERSHIP

Dear Sue, I am looking to purchase a townhome. What should I know about the rules and can I waive them in order to make my offer more attractive? Thank you, S.N.

In Pennsylvania, the Uniform Condominium Act and the Uniform Planned Community Act govern the purchase and sale of properties that adhere to an Association. The Acts require the Seller to provide a Resale Package to the Buyer, which includes essential information about the Association. The purpose of the Resale Package is to ensure that the Buyer is fully informed about the Association's financial stability, and understands the rules that they will be bound by, and to also identify any current or potential issues that may affect their ownership or investment. It provides transparency and protects Buyers from unforeseen surprises or hidden obligations, before making a purchasing decision.

In today's current housing market, waiving inspections is a common practice that some Buyers are using to strengthen an offer, but waiving the receipt of the Resale Package is a different matter. While you as a Buyer, have the freedom to waive certain contingencies when making an offer, waiving the Resale Package is not one of them. The Resale Certificate cannot be waived because it is a crucial tool for due diligence and serves as a protective measure for the other members

of the Association when a property is being sold. Waiving the Resale Certificate would expose the other members to liability for costs on behalf of the new member for any undisclosed current or potential issues. In addition, most mortgage companies require the Buyer to provide the Resale Package to help the lender assess the property's value and potential risks.

It's important to note that there is also a required form called a Seller's Property Disclosure, but the Resale Package serves a different purpose. While the Resale Package focuses on the Association and its regulations, the Seller's Property Disclosure is a separate document in which the Seller discloses any known defects or issues with the property itself. The Seller's Property Disclosure addresses the condition of the home, while the Resale Package focuses on the broader aspects of the Association, and the Resale Package's impact on the property and its owners.

Send your questions to:
Sue Jones c/o Keller Williams
Real Estate, Doylestown
Commerce Center,
2003 S. Easton Rd,
Doylestown, PA 18901.

Testimonial
Thank You Sue

Dear Sue, We want to tell you how much we appreciated all the work you put into making this sale go through! Both Joel and I know how dedicated you are and you are a perfectionist, which we love! I am so happy we have met you, let alone, doing business with you.
- Cheryl and Joel

30+ years experience bringing Buyers and Sellers together.

Choose Experience in 2023 View my Successes at SueJones.com

I Sell Homes in Every Price Range



from **Doylestown Borough Condo \$180,000**



To **Doylestown Borough Custom Home \$1,410,000**



Awarded TOP 1% Greater PA Region 2022



2003 South Easton Road, Suite 108, Doylestown, PA 18901