



### OFFER SUBMISSION FORM

**Thank you for presenting an offer on our listing. PLEASE COMPLETE AND SUBMIT THIS FORM WITH THE OFFER. By showing our listing, you affirm having obtained a Buyer Broker Agreement signed before entering home.**

IS SELLING AGENT ACTING AS TRANSACTION OR SINGLE AGENT? (circle one) MLSID: \_\_\_\_\_

IS BUYER AN AGENT: YES OR NO (circle one)

Buyer Visited the Property: YES OR NO (circle one) Site-unseen offers with ANY conditions other than clear title MAY be declined

BUYER TYPE: INVESTMENT or PRIMARY or SECOND HOME (circle one)

*\*Proof of funds from a Financial Institution is required for BOTH cash AND financed offers!*

**FINANCING:** IS PRE APPROVAL LETTER INCLUDED: YES OR NO (circle one)

TYPE OF FINANCING: FHA, CONV, VA, HARD MONEY (circle one)

IS BUYER'S POF LETTER INCLUDED: YES OR NO (circle one)

Down Payment Amount: \_\_\_\_\_

BUYER'S TOTAL CASH TO CLOSE AMOUNT: \_\_\_\_\_

**CASH:** IS PROOF OF FUNDS LETTER INCLUDED: YES OR NO (circle one)

BUYER'S TOTAL CASH TO CLOSE AMOUNT: \_\_\_\_\_

**INSPECTION PERIOD:** \_\_\_\_\_

**CLOSING DATE:** \_\_\_\_\_

**IF ANY, CREDITS/CONCESSIONS REQUESTED BY BUYER ON CONTRACT UNDER "ADDITIONAL TERMS" :** \_\_\_\_\_

- Submit all docs (including this form) in PDF format to [HELP@DAWESTEAM.COM](mailto:HELP@DAWESTEAM.COM)
- Use the latest As-Is Far Bar Forms Only
- **INCLUDE all seller-signed forms found in MLS Supplements**
- **IMPORTANT - See Property Specific Info & Guidelines on Page 2**



**LOVE YOUR PURCHASE  
GUARANTEED  
OR I'LL SELL IT FOR FREE\***



Liz Dawes

**954-807-1489**



HAYES-POWELL  
File No. 25-110

Arzell Powell, Cecil Hayes c/o Sebrina Shea Burrows-Orgill  
6901 NW 61st Ave  
Parkland, FL, 33067

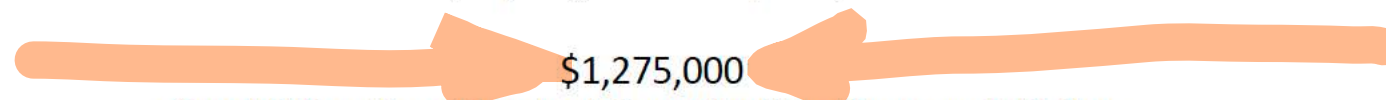
File Number: 25-110

In accordance with your request, I have appraised the real property at:

6901 NW 61st Ave  
Parkland, FL 33067

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved.  
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of April 9, 2025 is:

  
\$1,275,000  
One Million Two Hundred Seventy-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,  
final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

\*\*\*\* ALL PROPERTY INFORMATION IS DEEMED ACCURATE BUT NOT WARRANTED \*\*\*\*

SEE Seller's Property Disclosure in MLS supplements

COMPS:

6925 NW 66th Avenue Parkland, FL 33067

Sold Price: \$1,564,000

MLS #: R11074643 Close Date: 04/18/2025

7048 NW 62nd Ter Parkland, FL 33067

Sold Price: \$1,340,000

MLS #: F10443236 Close Date: 07/31/2024

7410 S Cypresshead Dr Parkland, FL 33067

Sold Price: \$1,300,000

MLS #: F10447099 Close Date: 12/20/2024

7021 NW 66th St Parkland, FL 33067

04/07/2025 : Active Under Contract : PS->AUC

List Price: \$1,650,000

MLS #: A11724774

Status: Active Under Contract

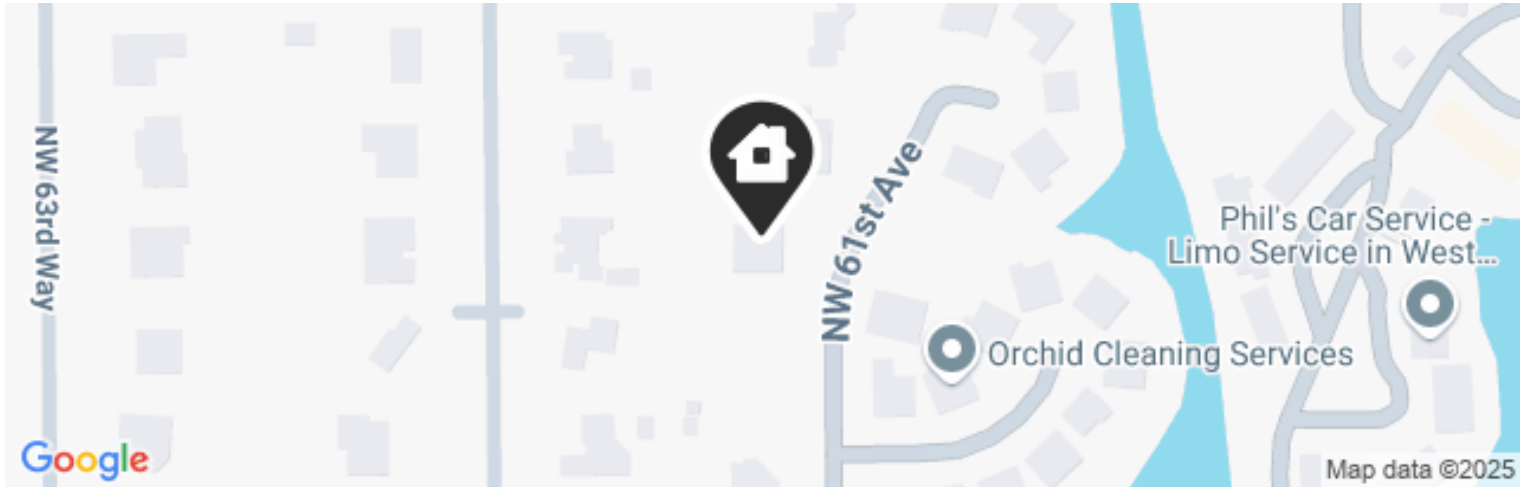
6715 NW 66th Ave Parkland, FL 33067

List Price: \$1,380,000

MLS #: F10487333

Status: Active Under Contract

## 6901 NW 61st Ave, Parkland, FL 33067



Legend:  Subject Property

■ Off Market • Sold Date: 6/1/1990, Public Record

## Current Estimated Value

**\$1,404,670**

Last RVM® Update: 3/30/2025

RVM® Est. Range: \$1.25M – \$1.56M

RVM® Confidence: ★★★★★

↑ RVM® Change - Last 1 Month: \$18,600

↓ RVM® Change - Last 12 Months: -1.85%

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

Country Place HOA – Buyer Information Summary

Property Address: 6901 NW 61st Avenue, Parkland, FL 33067

Managed by: Benchmark Property Management, Inc.

Address: 7932 Wiles Road, Coral Springs, FL 33067

Phone: 954-344-5353

Fax: 954-344-5399

General Email: info at benchmarkpm.com

Key HOA Details:

- \* No HOA approval is required for home purchases. Approval is only required for renters.
- \* Quarterly HOA Fee: \$410 dollars
- \* Estoppel requests should be emailed to: [angela@benchmarkpm.com](mailto:angela@benchmarkpm.com)
- \* Instructions for setting up HOA payments and obtaining security gate access will be provided upon closing.
- \* Boats may NOT be stored anywhere on the property, including behind fenced areas.
- \* A basic information sheet is available. The full set of HOA documents (including rules on parking, paint colors, fencing, etc.) may be obtained for a copying fee of 25 dollars.
- \* VISIT [www.DawesTeam.com/Parkland](http://www.DawesTeam.com/Parkland) to download all HOA docs needed including rules

Property Manager for Country Place  
(AKA Country's Point North )

Perry Nagel

Benchmark Property Management, Inc.

7932 Wiles Road

Coral Springs, FL 33067

954-344-5353

Angela

Handles Estoppel Requests

Email: [angela@benchmarkpm.com](mailto:angela@benchmarkpm.com)

Laurie Wein

Operations Assistant

Phone: 954-344-5353 ext. 7216



UNITED SERVICES AUTOMOBILE ASSOCIATION  
9800 Fredericksburg Road - San Antonio, Texas 78288  
RENEWAL DECLARATIONS PAGE

Named Insured and Residence Premises  
ARZELL HORACE POWELL SR AND CECIL N HAYES

Policy Number  
USAA 03482 52 58 90A

6901 NW 61ST AVE  
PARKLAND, BROWARD, FL 33067-4513

Policy Period From: 05/10/24 To: 05/10/25  
(12:01 A.M. standard time at location of the residence premises)

**SECTION I - COVERAGES AND AMOUNTS OF INSURANCE**

COVERAGE A - DWELLING PROTECTION	\$817,000
COVERAGE B - OTHER STRUCTURES PROTECTION	\$81,700
COVERAGE C - PERSONAL PROPERTY PROTECTION	\$408,500
COVERAGE D - LOSS OF USE PROTECTION (UP TO 24 MONTHS)	\$163,400

**SECTION II - COVERAGES AND LIMITS OF LIABILITY**

Personal Liability - Each Occurrence	\$500,000
Medical Payments to Others	\$5,000

**DEDUCTIBLES (Applies to SECTION I Coverages ONLY)**

We cover only that part of the loss over the deductible stated.

HURRICANE	<b>2% HURRICANE = \$16,340</b>
ALL OTHER PERILS	\$2,000

**POLICY PREMIUM** for Section I and Section II Coverages Above \$11,526.58

**CREDITS AND DISCOUNTS** (Included in policy premium above.) \$2,133.31 CR  
Details on the following page. (If applicable)

**OTHER COVERAGES AND ENDORSEMENTS**

Form and Endorsements are printed on the following page.

**STATE SURCHARGES AND TAXES**

**FL SURCHARGES ARE PRINTED ON THE FOLLOWING PAGE.** \$693.60

**PREMIUM SUMMARY**

NON-HURRICANE PREMIUM	\$4,285.76
HURRICANE PREMIUM INCLUDING FHCF	\$7,798.55

**TOTAL POLICY PREMIUM INCLUDING SURCHARGES**

Including Credits, Discounts, Optional Coverages, Endorsements, State Surcharges and Taxes  
\$12,220.18

PREMIUM DUE AT INCEPTION. THIS IS NOT A BILL. STATEMENT TO FOLLOW.

**FIRST MORTGAGEE:**

REGIONS BANK  
ITS SUCCESSORS AND/OR ASSIGNS  
PO BOX 200401  
FLORENCE, SC 29502-0401

LOAN NR 7297273391

COUNTERSIGNED BY AGENT

In Witness Whereof, this policy is signed on 03/11/24

*Wayne Peacock*  
Wayne Peacock

President, USAA Reciprocal Attorney-in-Fact, Inc.

REFER TO YOUR POLICY FOR OTHER COVERAGES, LIMITS AND EXCLUSIONS.  
ATTACH THIS DECLARATION TO PREVIOUS POLICY

INSURANCE - SEE SELLER'S CURRENT POLICY ON NEXT PAGE -  
INCLUDES A MILITARY DISCOUNT

BELOW IS A QUOTE FROM OUR PREFERRED INSURANCE COMPANY

----- Forwarded message -----

From: Larry Karavasilis <larrykaravasilis@ciaginc.com>

Date: Thu, Apr 24, 2025 at 11:57 AM

Subject: RE: Insurance Quote

To: HELP@DAWESTEAM.COM

Good afternoon, since we don't have inspections I'm off of what I'm seeing, it appears the roof is 25 years old and there's no shutters or impact windows, the rates I'm getting are starting at 18k and up, this is all assuming the 4 point comes back clean. If it does have full opening protection and everything else looks good then the rates will be starting at 14k.

Larry Karavasilis

Complete Insurance Authority Group, Inc. dba CIAG

Licensed Agent/Owner

954-657-8967 (O) | Larry@ciaginc.com

954-960-5093 (F)

954-821-6247 (C)

ciaginsurance.com

126 E. McNab Road, Pompano Beach, FL 33060

## CITY OF PARKLAND ZONING INFORMATION

JEAN PANEBIANCO

[jpanebianco@cityofparkland.org](mailto:jpanebianco@cityofparkland.org)

786-422-0308

PER JEAN, Owner may build a tennis court on the lot

This is zoned as a 1 acre minimum lot so it CANNOT BE SUBDIVIDED!

### OWNER MAY BUILD A GUEST HOUSE

must be on same electric meter

it cannot have a full kitchen

refrigerator OK

portable cooking elements OK

maximum SQFT =1200

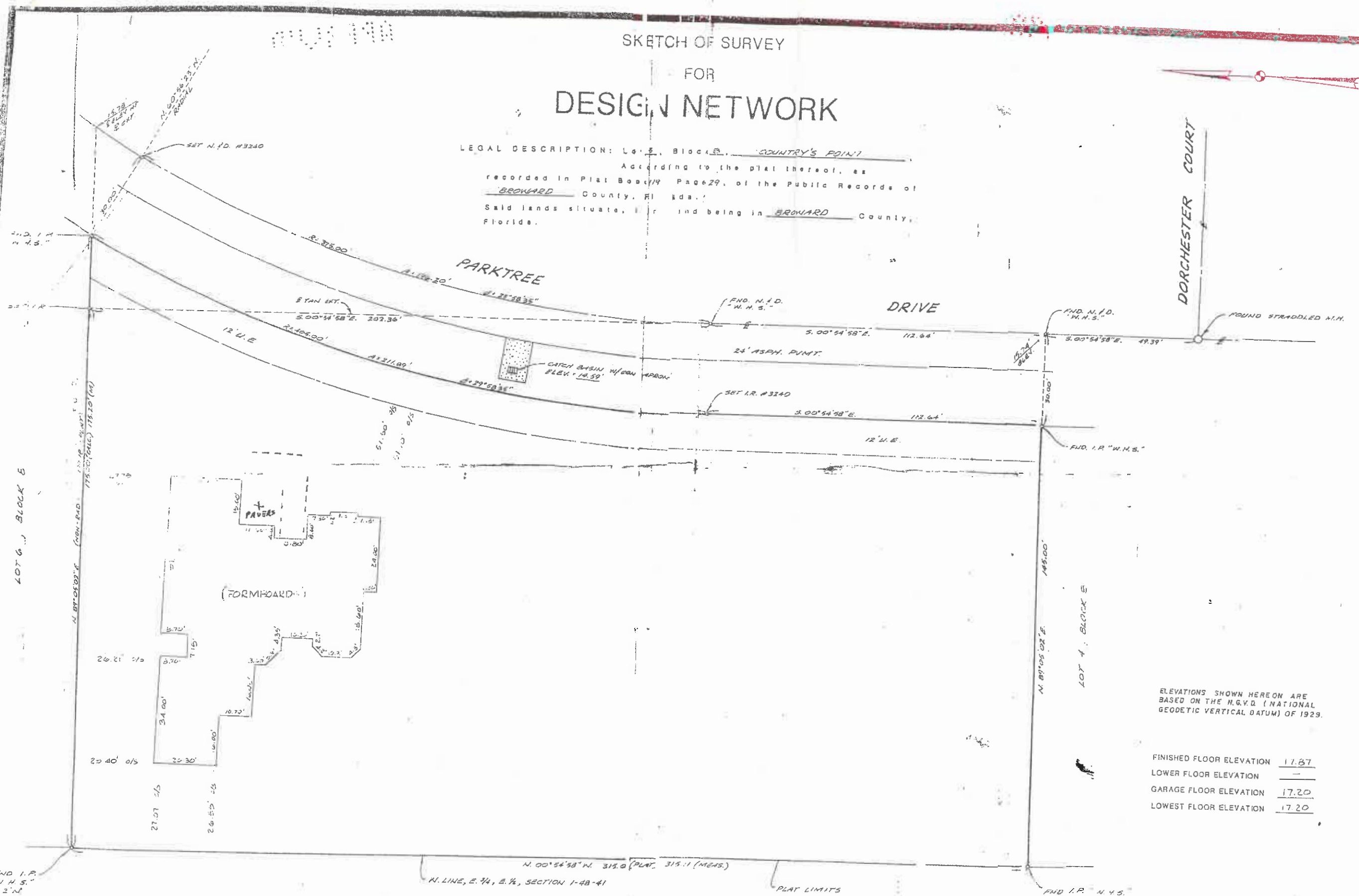
OTHER structures may be allowed

Check with both city and association rules



# SKETCH OF SURVEY FOR DESIGN NETWORK

LEGAL DESCRIPTION: Lot 5, Block 8, COUNTRY'S POINT  
According to the plat thereof, as  
recorded in Plat Book 19, Page 29, of the Public Records of  
BROWARD County, Florida.  
Said lands situate, and being in BROWARD County,  
Florida.



ELEVATIONS SHOWN HEREON ARE  
BASED ON THE N.G.V.D. (NATIONAL  
GEODETIC VERTICAL DATUM) OF 1929.

FINISHED FLOOR ELEVATION	11.87
LOWER FLOOR ELEVATION	-
GARAGE FLOOR ELEVATION	17.20
LOWEST FLOOR ELEVATION	17.20

ACREAGE

THIS SURVEY CONFORMS TO THE MINIMUM  
TECHNICAL STANDARDS FOR LAND SURVEYS  
ADOPTED BY THE FLORIDA STATE BOARD OF  
LAND SURVEYORS ON SEPTEMBER 1, 1981

**Paul E. Brown & Associates, Inc.**

CERTIFICATE:

I, **PAUL E. BROWN**, hereby certify that the  
survey of the above  
described property is true and correct to 1/4 inch.

NOTE:

THE UNDERSIGNED AND PAUL E. BROWN & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON EXCEPTING TO THE EXTENT OF THE SURVEY, MEASUREMENTS, CALCULATIONS, AND THE LIKE.

REVISIONS	DATE	BY	CHKD	F.P.

NOT VALID UNLESS SEALED WITH  
OFFICIAL SURVEYOR'S SEAL

ROOF PERMIT:

Address

6901 NW 61 AVE PARKLAND FL 330674513

ROOF is LEAK-FREE  
REPLACED 2000  
30 YEAR ROOF with 5 YEAR LIFE EXPECTANCY

Work Order/Inspection Details

Work Order ID	Scheduled Date	Inspection Type	Inspection Status	Inspector	Inspection Date
39546602	07/21/2000	NOC	Passed	Not Assigned	07/21/2000

Comments: Result: APPROVED

Add New Message

Show Control Panel

Jurisdiction:

Parkland

Project Type:

Permit

Project Number:

20070272

Project Name:

RAYMOND FAMULARO

Project

Requirements

Payments

Project Details

Project Number

20070272

[AUTO GENERATED]

Status

Project Closed/Complete

Designation

Residential

Project Name

RAYMOND FAMULARO

Project Description

ve roof

Project Details

Imported Fees Paid

Amount 7.00

Description BR - BROWARD COUNTY SURCHARGE (001-000.000-229.150)

Qty

Sq. Footage

Contract Value

Misc. Value

Qty: 1

Issued Date

07/21/2000

Expired Date

Additional Information

**OFFER GUIDELINES FOR 6901 NW 61st Ave Parkland, FL 33067**

These SUGGESTIONS and some non-negotiable terms are being provided to assist you in writing a winning offer for your Buyer.

**THIS IS A MULTIPLE OFFER SITUATION.** Submit BEST & HIGHEST offer ASAP  
TIME FOR ACCEPTANCE SHOULD READ AT LEAST 2 BUSINESS DAYS AFTER SUBMISSION

IF ADDING ESCALATION CLAUSE, STATE if APPRAISAL CONTINGENCY is WAIVED OR AMOUNT BUYER PAYS ABOVE APPRAISAL Value

**\*\*\*PROOF OF FUNDS: Required for BOTH CASH offers AND FINANCED offers\*\*\***

**FINANCED OFFERS:** Current Date Approval or Pre-Approval (NOT a PRE-QUALIFICATION LETTER!) MUST INCLUDE PROOF OF FUNDS showing Buyer's Cash to Close (at least 10% of Purchase Price) DU OR Equivalent Data = Debt To Income Ratio + Housing Expense to Income + FICO Scores.

**LOAN APPROVAL:** 21 DAY Preferred

\*\*\*\* if not waiving appraisal, Additional Terms must read: Buyer shall order and pay for appraisal within 1 business day of Inspection Deadline \*\*\*\*

**Seller requests that our Preferred Lender** Kimberly Viteri, Fairway Independent Mortgage Corp. NMLS# 1262990 561-309-4401 kim.viteri@fairwaymc.com review the strength of Buyer's Loan IF getting a mortgage.

**CASH OFFERS:** Current Date Official Document from USA financial institution in English ONLY. Name of the Account must match Buyer's name on Contract.

**INSPECTION PERIOD 0-5 Day MAXIMUM** Schedule a tentative appointment in advance. Let us know if you need reliable companies who provide written results on same day of inspection. **2 A/C units BEING REPLACED BY LICENSED CO w/ permit. \*\*\*\*\***

HOA does not require approval - See additional Page with HOA INFO.

**CLOSING:** 30 DAY OR LESS PREFERRED

**Lien Search, appraisal, and Full Inspections 4 Point Wind Mit completed. Property is listed BELOW APPRAISAL VALUE (\$1,275,000.00 ) REFLECTING REPAIRS REQUIRED & CURRENT CONDITION.**

**Site Unseen Offers** with ANY contingencies whatsoever MAY be declined

**\*\*\*IMPORTANT\*\*\* ALL OFFERS MUST INCLUDE:**

**ADDITIONAL TERMS:**

- "This contract is contingent on obtaining a court order approving the sale by the Guardian of Cecil Hayes."

**- POST OCCUPANCY**

Seller needs closing funds to relocate, therefore a 7 day FREE post occupancy is requested. \$6,000 from seller's closing proceeds will be held back in escrow to ensure a timely and damage-free property vacancy. **See Post-Occ Agreement** attached. Rental comp = 9230 Cattail Run Parkland, FL 33076 04/14/2025 Rent Price:\$5,500/Month MLS #: F10492899

**Preferred Closing Agent/ Escrow Holder / Seller's Attorney**

George R. Moraitis, Jr. Moraitis, Karney, Moraitis & Quailey

915 Middle River Dr. Suite 506 Fort Lauderdale, FL 33304

954-563-4163 gmoraitisjr@mcklaw.com

**BUYER'S CLOSING AGENT MUST BE LOCATED IN BROWARD COUNTY**



# Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



If initialed by all parties, the clauses below will be incorporated into the Florida Realtors® /Florida Bar Residential Contract For Sale And Purchase between \_\_\_\_\_ (SELLER) and \_\_\_\_\_ (BUYER) concerning the Property described as \_\_\_\_\_

Buyer's Initials \_\_\_\_\_

Seller's Initials \_\_\_\_\_

## U. POST-CLOSING OCCUPANCY BY SELLER

This Contract is contingent upon Buyer and Seller within \_\_\_\_\_ (If left blank, then 10) days prior to Closing Date delivering to each other a mutually acceptable written lease, post closing occupancy agreement or other similar agreement (Post Closing Agreement) prepared at (CHECK ONE): ☐ Seller's expense ☐ Buyer's expense, ☒ split equally by the Buyer and Seller (if not checked, then split equally), on Seller to remain in possession of the Property until \_\_\_\_\_ days after Closing. The Post Closing Agreement shall provide that Seller shall pay a monthly rent of \$ \_\_\_\_\_ payable monthly in advance and that Seller's maintenance obligation under Paragraph 11 shall continue after Closing until possession is delivered to Buyer; however, Seller's repair, replacement, treatment and remedy obligations under Paragraph 12 shall not be extended beyond Closing.

~~If the parties fail to deliver a mutually acceptable Post Closing Agreement within the time period stated above, then either party by written notice to the other may terminate this Contract and Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.~~

Buyer and Seller Agree:

- \* Occupancy Period: Seller retains possession at a cost for a maximum of \_\_\_\_\_ days after closing/funding.
- \* Utilities: Seller pays all utilities, and maintenance costs during occupancy.
- \* Escrow Deposit: \$ \_\_\_\_\_ of Seller's proceeds will be held in escrow to secure compliance.
- \* Seller will notify Buyer when property is vacant and ready for Buyer's final walkthrough.
- \* Buyer shall promptly conduct walkthrough on day Seller vacates and notify Escrow Agent to release deposit to Seller.
- \* Upon Buyer's approval, Deposit shall be refunded within 48 hours or next business day, provided the property is surrendered in substantially the same condition as of the Effective Date, normal wear and tear excepted.
- \* If Seller fails to vacate, \$ \_\_\_\_\_ from escrow will be immediately forfeited to the Buyer without further instructions required.
- \* Buyer may pursue legal remedies for possession, including costs for eviction and attorney's fees.

### MAINTENANCE & LIABILITY:

- \* Seller maintains the property and covers any damages caused by negligence.
- \* Buyer's insurance covers the property but excludes damages caused by Seller's negligence.
- \* Buyer is not liable for injuries or accidents during occupancy unless due to gross negligence.

### ESCROW DEPOSIT TERMS:

- \* Deductions may be made from escrow for cleaning, repairs, or damage remediation caused by Seller.
- \* Disputes over escrow will require mediation before litigation.
- \* Attorney's fees are awarded to the prevailing party in legal disputes.
- \* None of the terms outlined above shall constitute a tenancy agreement or establish a landlord-tenant relationship between Buyer and Seller.
- \* Seller occupies the property solely under the terms of this Post-Closing Occupancy Agreement.