



New Buyer Package

For buyers of a home in Sun Air Estates HOA 3-6

Welcome. Sun Air Estates HOA 3-6 is a 55-and-older community. Before closing and move-in, every buyer completes the forms in this package. The title company sends the signed package back to the HOA office.

What is in this package:

1. Acknowledgment of Receipt (Resale Disclosure Statement and Association Documents)
2. Statement of Purchaser
3. Age Verification (with photo ID for everyone who will live in the home)
4. Tenant Information Form (if you are not renting the home, write N/A and sign the back)
5. Emergency Contact Information

Please also send:

- Photo ID for everyone who will live in the home: show it at the HOA office or upload it.
- Vehicle make, model, and license plate for each vehicle at the home.
- A copy of the recorded deed at closing.

How to return it:

Bring the signed pages to the office at 9600 N. 97th Avenue on Tuesday or Thursday, 9 to 11 a.m., or mail them to P.O. Box 21, Peoria AZ 85380-0021. You may also email them to hoa@sunairestates.org or fill out this package online at sunairestates.org.

Questions? Call the office at 623-412-9498.

Property address:

Buyer name(s):

Title company and escrow officer:

Escrow number:

Closing date:



Acknowledgment of Receipt

Resale Disclosure Statement and Association Documents

In accordance with Arizona Revised Statute 33-1806 and Arizona House Bill 2154, this statement is included as part of the Disclosure Statement provided to you. Please sign and return this statement to the Association within 14 calendar days of receipt of the documents. Please keep a copy of this statement for your records. Enclosed are the CC&Rs, Bylaws, and Rules and Regulations.

I also understand that as a matter of Arizona law, if I fail to pay my association assessments, the Association may foreclose on my property.

Property address:

Printed name of purchaser:

Signature of purchaser:

Date:

Printed name of second purchaser (if any):

Signature of second purchaser:

Date:



Statement of Purchaser

Regarding the purchase of the property at: _____

Printed name of purchaser: _____

I hereby acknowledge that the CC&Rs (Declaration), Bylaws, and Rules and Regulations of the Association constitute a contract between the Association and me (the purchaser). By signing this statement, I acknowledge that I have read and understand the Association's contract with me (the purchaser). I also understand that under Arizona law, if I fail to pay my association assessments, the Association may attach a lien or foreclose on my property.

Signature of purchaser: _____

Date: _____

Printed name of second purchaser: _____

Signature of second purchaser: _____

Date: _____

In accordance with Arizona law 33-1806, paragraph A 3 (h), the above statement is to be completed by the purchaser and returned to the Association (Sun Air Estates Homeowners Association, Inc.) within 14 calendar days.



Age Verification

Sun Air Estates Homeowners Association

Sun Air Estates Homeowners Association (the Association) is an age-qualified community as defined under the United States Fair Housing Amendments Act of 1988 and the Housing for Older Persons Act. At least 80 percent of all homes in the Association must be occupied by a person age 55 or older. In compliance with this act, the Association is required to survey the community to determine conformity with the age requirement.

Please provide the following information. Please show or upload government-issued photo ID (driver's license, identification card, or passport) for every person who will live in the home.

1. Name of qualifying resident who is 55 or older: _____

Date of birth: _____

2. Qualifying resident is: ☐ Owner ☐ Renter ☐ Other _____

3. Names and ages of other full-time occupants living in the home:

Name: _____

Age: _____

Name: _____

Age: _____

Name: _____

Age: _____

I solemnly affirm and declare under penalty of perjury that the foregoing statements are true and correct.

Printed name of qualifying resident: _____

Property address: _____

Signature of qualifying resident: _____

Date: _____

FOR OFFICE USE ONLY

Use if the resident or tenant prefers not to upload or send a copy of ID. A board member checks it in person.

☐ Photo ID checked in person for: _____ (name of resident or tenant)

☐ Birth date on ID confirms age: this resident is 18 or older. One resident in the home is 55 or older.

No copy kept.

Board member (print and sign)

Date



Tenant Information Form

Not renting the home? Check this box, skip the tenant section, and sign at the bottom of this page.

☐ Not applicable: I am not renting this home.

Property address:

Property owner's name: Phone:

Mailing address: Email:

Property manager company: Phone:

Manager's name: Email:

Tenant 1 name: Phone:

Date of birth: Email:

Vehicle make: Model: License plate:

Tenant 2 name: Phone:

Date of birth: Email:

Vehicle make: Model: License plate:

Tenant 3 name: Phone:

Date of birth: Email:

Vehicle make: Model: License plate:

Lease term from: To:

Need room for a fourth tenant? Add a page. Every person living in the home must be listed.

FOR OFFICE USE ONLY If ID is not sent or uploaded, a board member checks it in person.

☐ Photo ID and birth date checked in person: all residents are 18 or older and one is 55 or older. No copy kept.

Board member (print and sign)

Date



Tenant Information Form (continued)

- All the people living in the house must be on this form. No one under 18 years of age is allowed. One tenant must be 55 years of age or older and must live in the house continually.
- Property rentals must be the full unit, not individual rooms. The minimum rental is 30 days. No short-term rentals.
- The property owner or designated property manager must make the HOA aware of a new tenant before their move-in date. Information will be verified before a board member signs approval. Every tenant must show government-issued photo ID at the HOA office, or upload it. The HOA does not need to keep a copy. One resident must be 55 or older and all residents must be 18 or older.
- The owner or manager must give a new tenant a copy of the Rules and Regulations. Violations are charged to the property owner. Fines may apply under the Enforcement Policy and Fine Schedule (adopted September 17, 2026).
- The Association charges an administrative fee of \$25, paid by the property owner or manager when the tenant moves in. The fee may be charged for each new tenancy but not for a lease renewal with the same tenant (reference A.R.S. 33-1806).
- If there is no rental at the time of purchase, the home buyer still signs below to agree with the information provided.

Home buyer's signature: _____

Date: _____

Property manager's signature: _____

Date: _____

Emergency Contact Information

Owner's name: _____

Phone, home: _____

Cell: _____

Email address: _____

Other home address (if any): _____

Emergency contacts: name, relationship, phone, email, and home address

1. _____

2. _____

3. _____