

# Detached Condominium Buyer FAQ

8138 E Loftwood Lane, Orange, CA

**Main point: This property is legally classified as a condominium, but it is a detached home with no shared walls. The word "condo" describes the ownership structure, not the physical style of the home.**

## Simple Explanation

A detached condominium is a stand alone residence within a condominium ownership structure. It can look and live very much like a traditional single family residence, while still being legally part of a condominium community.

Question	Answer
<b>Is this home attached to another unit?</b>	No. This home is detached and does not share common walls with another residence.
<b>Why is it called a condo?</b>	Because the legal ownership type is condominium. That classification is based on the recorded ownership structure of the community, not whether the home looks like an apartment or attached unit.
<b>Does it live like a normal house?</b>	Yes. It has its own private living space, bedrooms, bathrooms, garage, and yard or patio areas, and there are no units above, below, or attached to it.
<b>Why not call it a single family residence?</b>	Because that would not accurately describe the legal ownership type. The most accurate explanation is: detached home with condominium ownership.

## General Context: Why Developers and Cities Sometimes Use This Structure

The following is general context only and is not a statement about why this specific property or community was developed this way. Developers and cities may approve detached homes as condominiums because the structure can be practical for certain planned communities. It may allow for more efficient land planning, private streets, shared common areas, common area maintenance, community amenities, shared landscaping, smaller lot configurations, or a more uniform HOA maintenance structure.

In other words, a condominium designation can be a planning and legal structure used for the overall community. It does not automatically mean the residence is attached, apartment-like, or physically different from a detached home.

## Maintenance Responsibilities for This Community

For this community, owners of each condo are required to maintain the interior and exterior of their home, including the roof, fencing, and any area inside of their patio. The HOA maintains the front yard landscaping. Please refer to the HOA documents to learn all details on what the HOA maintains and covers through the HOA dues.

## What Buyers Should Review

Buyers should review the HOA documents, CC&Rs, budget, insurance information, rules, maintenance responsibilities, and any other community documents during their review period. These documents help clarify what is individually owned, what is common area, what the HOA maintains, what is covered through the HOA dues, and what rules apply.

This handout is for general informational purposes only and is not legal, tax, insurance, lending, title, or HOA document interpretation advice. Buyers should rely on the recorded documents, HOA disclosures, title information, lender guidance, and their own professional advisors.