

**REAL ESTATE POLICY – ACCESS and PROPERTY TRANSFER FEE  
REVISED October 1, 2008.**

Scope: All Real Estate Personnel and Sellers of Island Property

Effective: Immediately

Objective: This policy statement is intended to accommodate the needs of members of HMC who wish to sell property on Herron Island and to accommodate those individuals who may wish to purchase property.

1. Real estate personnel, when traveling to Herron Island on real estate business, shall be required to show a valid real estate license to the deckhand and present their business card for the deckhand to attach to the log sheet. The real estate personnel and passengers in the same vehicle will be charged the same ferry fees as any other guests. Agents who live on the island will be charged the owner rate.
2. Prospective buyers unaccompanied by real estate personnel must present a valid guest pass and pay the same fees as any other guest.
3. Real estate personnel and prospective buyers will be made welcome on Herron Island providing that they respect the Island speed limit (15 MPH) and other rules and regulations required for all members.
4. Additional information and special arrangements for access will be considered by the HMC office (phone 206-884-9350). Office hours vary, so leave a message if no one answers. Do not expect to make arrangements with the ferry crew.
5. When traveling to Herron Island, real estate personnel using the ferry are requested to observe and be aware of extreme tide conditions that may affect travel time.
6. Members selling their property shall sign an agreement to pay a flat fee of \$125.00 to HMC on sale of the property. This fee is intended to compensate HMC for administrative staff time and expenses related to property sales. This agreement shall be included as part of the sales contract and the fee shall be payable on closing.

Your observance of this policy is required and appreciated.

**THIS POLICY SUPERSEDES ALL OTHERS ON THIS SUBJECT**