

**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**

**REFUGIO HEIGHTS HOA**

**Peachtree Community Association Services, Inc.**

**Property Information:**

160 Shepard St  
Hercules, CA 94547-1041  
Seller: Oscar Posadas  
Buyer: N/A

**Requestor:**

Placer Title Company  
Sherry Cances  
707-448-8431  
Estimated Closing Date: 09-13-2021

**General Information**

This information is good through	08-25-2021
Is this account in collections?	No
What is the current regular assessment against the unit?	85
What is the frequency of the assessment charge?	Monthly
The regular assessment is paid through:	
The regular assessment is next due:	
What day of the month are regular assessments due?	1ST
How many days after the due date is the regular assessment considered delinquent?	15
The penalty for delinquent assessments is:	10

**Specific Fees Due To REFUGIO HEIGHTS HOA**

Closing agent is required to collect the following number of additional regular assessments at closing:	2
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	No
Is there any change in the association's current regular and special assessments and fees which have been approved by the board, but have not become due and payable as of the date disclosure is provided pursuant to this subdivision? If yes, please comment	No
Owner's current balance due (you may total the owners balance due using the breakdown below):	\$36.00

**General Association Information**

Are there any violations against this unit?	No
Is the association or the developer (if the project has not been turned over to the homeowners association) involved in any current or pending litigation? If yes, a comment is required. (Do not include neighbor disputes or rights of quiet enjoyment, litigation where the claim amount is known and the insurance carrier will provide defense and coverage, or where the HOA is named as a plaintiff in a foreclosure action or to collect past due assessments).	No
Is there a restriction in the governing documents limiting the occupancy, residency, or use of a separate interest on the basis of age in a manner different from that provided in California Civil Code Section 51.3? If yes, please comment.	No
Is there a provision in the governing documents that prohibits the rental or leasing of any of the separate interests in the common interest development to a renter, lessee or tenant? If yes, please comment	No



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Does a preliminary list of defects exist pursuant to Section 6000 of the Davis Stirling Act? If yes, please comment and provide the list. No

Does a Settlement Notice regarding common area defects exist pursuant to Section 6100 of the Davis Stirling Act? If yes, please comment and provide the list. No

**Insurance Information**

Insurance broker's or agent's company name: TRANS BAY INSURANCE  
Identify the insurance agent's name: DAVID SMITH  
Insurance agent's phone number: 510-724-1200  
Insurance agent's fax number:  
Insurance agent's email address:

*Nelson Sak*

**Nelson Sak, Bookkeeper**

**Date: 08-25-2021**

**Peachtree Community Association Services, Inc.**

**Phone: 510-487-3383**



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**Fee Summary**

**Amounts Prepaid**

Closing Statement of Fees, Association Documents and Minutes (Required Civil Code Sec. 4525)	\$410.00
Convenience Fee	\$6.00
<b>Total</b>	<b>\$416.00</b>

**Fees Due to Peachtree Community Association Services, Inc.**

Transfer Fee	\$250.00
<b>Total</b>	<b>\$250.00</b>

**Fees Due to REFUGIO HEIGHTS HOA**

Prepaid Assessments	\$170.00
Owner Current Balance	\$36.00
<b>Total</b>	<b>\$206.00</b>



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Sherry Cances  
707-448-8431  
Estimated Closing Date: 09-13-2021

**PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER BRPQ6VX6X ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.**

**Fees Due to Peachtree Community Association Services, Inc.**

Transfer Fee	\$250.00
<b>Total</b>	<b>\$250.00</b>

**Fees Due to REFUGIO HEIGHTS HOA**

Prepaid Assessments	\$170.00
Owner Current Balance	\$36.00
<b>Total</b>	<b>\$206.00</b>

**Include this confirmation number BRPQ6VX6X on the check for \$250.00 payable to and send to the address below.**

**Peachtree Community Association Services, Inc.**  
**4670 Willow Road Suite 150**  
**Pleasanton, CA 94588**

**Include this confirmation number BRPQ6VX6X on the check for \$206.00 payable to and send to the address below.**

**REFUGIO HEIGHTS HOA**  
**4670 Willow Road Suite 150**  
**Pleasanton, CA 94588**



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Buyer: N/A

**Requestor:**

Placer Title Company  
Sherry Cances  
21 Town Square  
Vacaville, CA 95688  
707-448-8431  
scances@placertitle.com;

**Buyer and Seller Contact Information**

**Seller's New Address:**

Phone: 510-334-3971  
Email: OBPOSADAS@YAHOO.COM

**Buyer's Address:**

Phone:  
Email:  
Is buyer occupant? Yes

**Closing Information**

File/Escrow Number:  
Estimated Close Date: 09-13-2021  
Homewise Confirmation Number: BRPQ6VX6X

Sales Price:  
Closing Date:  
Homewise Transaction ID: 6771028

**Status Information**

Date of Order: 08-13-2021  
Board Approval Date:  
Order Complete Date: 08-25-2021  
Date Paid: 08-13-2021

Order Retrieved Date:  
Inspection Date:

**Community Manager Information**

Company: Peachtree Community Association  
Completed By: Nelson Sak  
Primary Contact: Nelson Sak  
Address:  
4670 Willow Road Suite 150  
Pleasanton, CA 94588  
Phone: 510-487-3383  
Fax:  
Email: Nelson@peachtreecas.com

