

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

Leisure Town Home Association OMNI Community Management, LLC

Property Information:

111 Glacier Cir
Vacaville, CA 95687-3413
Seller: Marsha Stephens
Buyer: Roger Seals

Requestor:

Placer Title Company
Andrea Parreno
707-448-8431
Estimated Closing Date: 12-08-2023

General Information

This information is good through 12-06-2023

Comments: Be sure to read all notes thoroughly.

Please update the demand if the property closes after the expiration date.

Is this account in collections? No

What is the current regular assessment against the unit? 1089.85

Comments: Annual assessment due July 1st of each year.

Assessments are posted on the 1st of every annual applicable month. Update demand or call before closing to verify the current information.

What is the frequency of the assessment charge? Annually

Comments: Delinquent fees are applied on the 31st of each applicable month. Update demand or call before closing to verify the current information.

The regular assessment is paid through: 06-30-2024

Comments: *Any overages payable to the association will be credited towards the buyers future assessments. The Association will not issue refunds for overages.*****

*****IF THE SELLER IS SETUP FOR ACH AUTOMATIC PAYMENTS, THEY MUST NOTIFY MANAGEMENT, IN WRITING, TO CANCEL BEFORE THE 8TH THE MONTH. See comment above.*****

The regular assessment is next due: 07-01-2024

Comments: Annual assessment due July 1st of each year.

What day of the month are regular assessments due? 1st

How many days after the due date is the regular assessment considered delinquent? 30

The penalty for delinquent assessments is: 10%

Specific Fees Due To Leisure Town Home Association

Closing agent is required to collect the following number of additional regular assessments at closing:

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



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Owner's current balance due (you may total the owners balance due using the breakdown below): \$0.00

Comments: Be sure to call before closing to verify the current information.

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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. Yes

Comments: 55 and older.

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

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: Russo Insurance Agency

Identify the insurance agent's name: Contact Agency

Insurance agent's phone number: 800-281-7873

Insurance agent's fax number:

Insurance agent's email address:



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OMNI Community Management LLC

OMNI Community Management LLC, Escrow

Date: 11-27-2023

OMNI Community Management, LLC

Phone: 916-965-8964



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Comments:

Please email deed to escrow@omnicommunities.com AND send paper copy with closing checks to 9807 Fair Oaks Blvd., Fair Oaks, CA 95628

Please send deed with a closing date to ensure accurate and timely transfer of ownership.

Please update demand if property closes after expiration date.

Any overages payable to the association will be credited towards the buyers future assessments. The Association will not issue refunds for overages.

Seller is responsible for canceling ANY type of automatic payment for their assessments, before closing.

IF THE SELLER IS SETUP FOR INDIVIDUAL ACH AUTOMATIC PAYMENTS, THEY MUST NOTIFY MANAGEMENT, IN WRITING, TO CANCEL BEFORE THE 8TH THE MONTH. See comment above.



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Fee Summary

Amounts Prepaid

Closing Statement of Fees, Association Documents and Minutes (Required Civil Code Sec. 4525)	\$330.00
Rush Fee	\$100.00
Convenience Fee	\$9.95
Total	\$439.95

Fees Due to OMNI Community Management, LLC

Transfer Fee	\$225.00
Total	\$225.00



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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 6NQFHLWD8 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

Fees Due to OMNI Community Management, LLC

Transfer Fee	\$225.00
Total	\$225.00

Include this confirmation number 6NQFHLWD8 on the check for \$225.00 payable to and send to the address below.

**OMNI Community Management, LLC
9807 Fair Oaks Blvd
Fair Oaks, CA 95628**



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Buyer: Roger Seals

Requestor:

Placer Title Company
Andrea Parreno
801 Alamo Drive
Vacaville, CA 95688
707-448-8431
aparreno@placertitle.com

Closing Information

File/Escrow Number:
Estimated Close Date: 12-08-2023
HomeWiseDocs Confirmation #: 6NQFHLWD8

Sales Price:
Closing Date:
Is buyer occupant? Yes

Status Information

Date of Order: 11-20-2023
Board Approval Date:
Order Completion Date: 11-27-2023
Date Paid: 11-20-2023

Order Retrieved Date:
Inspection Date:

Community Manager Information

Company: OMNI Community Management, LLC
Completed By: OMNI Community Management
Primary Contact: OMNI Community Management
Address:
9807 Fair Oaks Blvd
Fair Oaks, CA 95628
Phone: 916-965-8964
Fax: 916-965-0325
Email: escrow@omnicommunities.com

