



2266 Camino Ramon, San Ramon CA 94583
925 830-4848 / Fax 925 830-0252
Escrow@hoaservices.net

Kathleen Nero, Escrow Coordinator

Date: 11/28/2016
HOA: **Mission Grove Homeowners Association**
Address: **247 N. Capitol Ave #106 San Jose CA 95127**
Seller: Millet
Escrow #: SAR-8806

Cornerstone Title Company
Melanie Lo
melanie.lo@cstitleco.com

Dues: Dues are \$266.00 per month
Collect next month's dues in escrow
Balance: \$266.00 through 12/31/16
(Collect \$10 late fee if not paid by the 30th)

Payable to: Mission Grove Homeowners Association
c/o Homeowner Association Services
2266 Camino Ramon
San Ramon, CA 94583

****PLEASE CALL OR EMAIL AT COE FOR CURRENT BALANCE****

Homeowner Association Services fees:

<input checked="" type="checkbox"/>	\$50 Demand fee
<input checked="" type="checkbox"/>	\$50 Document fee
<input checked="" type="checkbox"/>	\$350 Transfer fee
<input type="checkbox"/>	\$100 Cancelled escrow fee
<input type="checkbox"/>	\$50 Rush fee

(If escrow cancels, please collect \$100.00 for demand & docs.)

Payable to:

Homeowner Association Services
2266 Camino Ramon
San Ramon CA 94583

Total amount due: \$450.00

Please send the following to Homeowner Association Services:

<input checked="" type="checkbox"/>	Grant deed
<input checked="" type="checkbox"/>	Exhibit B
<input checked="" type="checkbox"/>	Electronic consent form
<input checked="" type="checkbox"/>	Homeowner Association Services fees
<input checked="" type="checkbox"/>	HOA payment
<input checked="" type="checkbox"/>	Forwarding address for the seller
<input type="checkbox"/>	Signed violation notice

Please take the following actions:

<input checked="" type="checkbox"/>	Call at COE for current balance
<input type="checkbox"/>	Buyer sends attached autopay cancellation form directly to bank

Insurance

Common area insurance provided by:
John Brady Insurance Agency
480 Saint John Street #240
Pleasanton CA 94566
925 461-7190 Fax 925 461-7199
Hazard insurance on homes carried by the homeowner

HOA facts

380 homes in Mission Grove
Owner occupancy approximately 47%
No special assessment
No litigation



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"EXHIBIT B"

By Acceptance of this conveyance, the herein named grantee hereby agrees that said grantee, and his or her successors and assigns, is and will be bound by each and every Covenant, Condition and Restriction, contained in the Covenants, Conditions and Restrictions of the Mission Grove Homeowners Association collectively referenced as "Declaration", all of which Covenants, Conditions and Restrictions are incorporated herein by reference as though set forth in full and are intended to run with the land.

Grantee:



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Document	Civil Code Section	Fee for Document	Not Available (N/A), Not Applicable (N/App), or Directly Provided by Seller (DP)
Articles of Incorporation or statement that not incorporated	§ 4525(a)(1)	\$5	
CC&Rs	§ 4525(a)(1)	\$10	
Bylaws	§ 4525(a)(1)	\$10	
Operating Rules	§ 4525(a)(1)	\$10	
Age Restrictions, if any	§ 4525(a)(2)		N/App
Rental Restrictions, if any	§ 4525(a)(9)	-	
Annual budget report or summary, including reserve study	§§ 5300 and 4525(a)(3)	\$5	
Assessment and reserve funding disclosure summary	§§ 5300 and 4525(a)(4)	-	
Financial statement review	§§ 5305 and 4525(a)(3)	\$5	
Assessment enforcement policy	§§ 5310 and 4525(a)(4)	-	
Insurance summary	§§ 5300 and 4525(a)(3)	-	
Regular assessment	§ 4525(a)(4)	-	
Special assessment	§ 4525(a)(4)		N/App
Emergency assessment	§ 4525(a)(4)		N/App
Other unpaid obligations of seller	§§ 5675 and 4525(a)(4)	-	
Approved changes to assessments	§s 5300 and 4525(a)(4), (8)	-	
Settlement notice regarding common area defects	§§ 4525(a)(6), (7), and 6100		N/App
Preliminary list of defects	§§ 4525(a)(6), 6000,		DP
Notice(s) of violation	§§ 5855 and 4525(a)(5)	-	
Required statement of fees	§ 4525	-	
Minutes of regular board meetings conducted over the previous 12 months	§ 4525(a)(10)	\$5	
Total Fees for these Documents		\$50	

* The information provided by this form may not include all fees that may be imposed before the close of escrow. Additional fees that are not related to the requirements of § 4525 shall be charged separately.