



TRID Loan Estimate Fee Schedule for Evergreen Community Association

The following information is provided by Crummack Huseby, Inc. to assist you in completing the Loan Estimate. This form lists all available products for the Association and should not be considered a recommendation of what to obtain for your real estate/financing transaction. Identify the items you will order and enter the corresponding fees on the Loan Estimate.

Required Payments	Fee	When Paid
Regular Assessment Amount	See Comments	
Transfer Fee	\$200.00	At Close
Compliance Packages	Fee	When Paid
Closing Statement of Fees and Association Documents (Required Civil Code Sec. 4525) All of the most current REQUIRED documents specified by CA Civil Code Section 4525 Documents BUT does NOT include regular Board Meeting Minutes. Products included, if they pertain to the Association: Rental Restrictions (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) California 4528 Form Required Statement of Fees - Demand (Required Civil Code Sec. 4525) CCRs (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525)	\$420.00	Up Front
Closing Statement of Fees, Association Documents and Minutes (Required Civil Code Sec. 4525) All of the most current REQUIRED forms and documents REQUIRED by CA Civil Code Section 4525 PLUS Regular Board Meeting Minutes from the previous 12 months. Products included, if they pertain to the Association: Rental Restrictions (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) California 4528 Form Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Minutes of Regular Board Meetings (Required Civil Code Sec. 4525) CCRs (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525)	\$485.00	Up Front
Bundle & Save	Fee	When Paid

1. Premium Lender Questionnaire Bundle (Best Value!) EVERYTHING your underwriter needs to quickly underwrite the subject property. Products included, if they pertain to the Association: Operating Rules (Required Civil Code Sec. 4525) Minutes of Regular Board Meetings (Required Civil Code Sec. 4525) Lender Questionnaire (FOR MORTGAGE) Litigation (Non Required Civil Code Sec. 4525) Insurance Dec Page (Non Required Civil Code Sec. 4525) Architectural Guidelines (Non Required Civil Code Sec. 4525) Current Unaudited Financial Documents (Non Required Civil Code Sec. 4525) CCRs (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525) Annual Board Meeting Minutes (Non Required Civil Code Sec. 4525)	\$225.00	Up Front
2. Standard Lender Questionnaire Bundle Documentation for underwriting the subject property. For most comprehensive package, please see Premier Lender Bundle above. Products included, if they pertain to the Association: Operating Rules (Required Civil Code Sec. 4525) Lender Questionnaire (FOR MORTGAGE) Insurance Dec Page (Non Required Civil Code Sec. 4525) CCRs (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525)	\$200.00	Up Front
3. Limited Lender Questionnaire Bundle Minimum documentation for underwriting the subject property. For most comprehensive package, please see Premier Lender Bundle above. Products included, if they pertain to the Association: Lender Questionnaire (FOR MORTGAGE) Insurance Dec Page (Non Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525)	\$185.00	Up Front
Association Documents (Required Civil Code Sec. 4525) All of the most current REQUIRED documents specified by California Civil Code Section 4525. NOTE: Escrow must order a Closing Statement of Fees - Demand) to insure accurate closing. Products included, if they pertain to the Association: Rental Restrictions (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) CCRs (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525)	\$145.00	Up Front

Association Documents plus Minutes (Required Civil Code Sec. 4525) All of the most current REQUIRED documents specified by California Civil Code Section 4525 PLUS Regular Board Meeting Minutes from the previous 12 months. NOTE: Escrow must order a Closing Statement of Fees - Demand) to insure accurate closing. Products included, if they pertain to the Association: Rental Restrictions (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) Minutes of Regular Board Meetings (Required Civil Code Sec. 4525) CCRs (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525)	\$210.00	Up Front
Bank Owned Property Package with W-9 and Ledger (For Foreclosed Properties) This package is required for properties that have been recently foreclosed upon or have a deed taken in lieu of foreclosure. Included is a statement of all fees owed by the bank and disclosure information for maintaining and marketing the property. Products included, if they pertain to the Association: Welcome Documents (Non Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) California 4528 Form Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Minutes of Regular Board Meetings (Required Civil Code Sec. 4525) New Owner Forms (Non Required Civil Code Sec. 4525) Litigation (Non Required Civil Code Sec. 4525) Insurance Dec Page (Non Required Civil Code Sec. 4525) Welcome Letter (Non Required Civil Code Sec. 4525) Architectural Guidelines (Non Required Civil Code Sec. 4525) Current Unaudited Financial Documents (Non Required Civil Code Sec. 4525) W-9 (Non Required Civil Code Sec. 4525) Unit Ledger (Non Required Civil Code Sec. 4525) CCRs (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525) Annual Board Meeting Minutes (Non Required Civil Code Sec. 4525)	\$425.00	Up Front
Owner's Account Statement (REQUIRED FOR REFIs) Products included, if they pertain to the Association: HOA Owner's Account Status	\$100.00	Up Front
Individual Disclosure Forms and Association Documents	Fee	When Paid
Annual Budget Report (Required Civil Code Sec. 4525)	\$35.00	Up Front
Appraiser Questionnaire	\$35.00	Up Front

Architectural Guidelines (Non Required Civil Code Sec. 4525)	\$20.00	Up Front
Articles of Incorporation (Required Civil Code Sec. 4525)	\$15.00	Up Front
Bylaws (Required Civil Code Sec. 4525)	\$20.00	Up Front
CC&Rs (Required Civil Code Sec. 4525)	\$25.00	Up Front
California 4528 Form	No Cost	No Cost
Compliance Inspection Form (Non Required Civil Code Sec. 4525)	\$150.00	Up Front
Current Unaudited Financial Documents (Non Required Civil Code Sec. 4525)	\$30.00	Up Front
Financial Statement Review (Required Civil Code Sec. 4525)	\$35.00	Up Front
Insurance Dec Page (Non Required Civil Code Sec. 4525)	\$25.00	Up Front
Lender Questionnaire (FOR MORTGAGE)	\$150.00	Up Front
Minutes of Regular Board Meetings (Required Civil Code Sec. 4525)	\$65.00	Up Front
Operating Rules (Required Civil Code Sec. 4525)	\$15.00	Up Front
Required Statement of Fees - Demand (Required Civil Code Sec. 4525)	\$275.00	Up Front
Reserve Study (Non Required Civil Code Sec. 4525)	\$85.00	Up Front
Additional Fees (Optional)	Fee	When Paid
CD Delivery Fee	\$30.00	Up Front
California 4528 Form 3 business days Rush Fee	No Cost	No Cost
Credit Card Convenience Fee (for credit card payments only)	\$5.00	Up Front
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00	Up Front
Custom Questionnaire Rush Fee (*Add this fee to Questionnaire Rush Fees)	\$35.00	Up Front
HOA Owner's Account Status Update from 1 to 14 days	No Cost	No Cost
HOA Owner's Account Status Update from 15 to 45 days	\$25.00	At Close
HOA Owner's Account Status Update from 46 to 90 days	\$50.00	At Close
Lender Questionnaire (FOR MORTGAGE) 2 business days Rush Fee	\$40.00	Up Front
Lender Questionnaire (FOR MORTGAGE) Update from 1 to 30 days	\$25.00	Up Front
Multi-Product Order 1 business days Rush Fee	\$125.00	Up Front
Multi-Product Order 3 business days Rush Fee	\$95.00	Up Front
Multi-Product Order 5 business days Rush Fee	\$75.00	Up Front
Overnight Shipping Fee	\$50.00	Up Front
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) 1 business days Rush Fee	\$125.00	Up Front

Required Statement of Fees - Demand (Required Civil Code Sec. 4525) 3 business days Rush Fee	\$95.00	Up Front
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) 5 business days Rush Fee	\$75.00	Up Front
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update from 1 to 14 days	No Cost	No Cost
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update from 15 to 45 days	\$25.00	At Close
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update from 46 to 90 days	\$50.00	At Close
Rush Existing Order (*Add this fee to Rush Fees)	\$25.00	
Three Day Shipping Fee	\$45.00	Up Front

Loan Estimate Disclaimer: Fees vary by homeowners association and individual units and cannot be finalized until the closing of a transaction. Fees including, but not limited to, Regular Assessment Amount, Special Assessments, Transfer Fees, Capital Contributions, Move In Fees, Collection Fees, etc. may be assessed to each property and will be finalized on the Closing Disclosure. Please work with the Closing Agent to obtain these exact fee amounts.

All fees are subject to change without notice and can only be finalized at the time a transaction is prepared to close and the Closing Disclosure is completed.

Comments: