



**Shady Hollow Community is on lease land.** Therefore, this home is priced accordingly. It's an amazing quite community that will be gated soon. The lease land monthly payment for this home is \$1135 a month, plus the association dues of \$430 a month. Leased Land has 2% annual increases every May. There was a death on the property within the last 3 years. The association pays for a lot of things, trash, water, maintenance, landscaping in the common area & more (some insurance). Any numerical statements regarding square footage, room dimensions and/or lot size are approximations only and have not been verified by Seller or Broker. Information deemed reliable but not guaranteed. Buyers to conduct their own due diligence regarding all aspects of the property.

See attached supplements: TDS & SPQ

**All offers will be CASH, unless you qualify with DU approval. MUST CROSS QUAL** with Anthony Quintanar: You can reach him at 626-422-4906, [aquintanar87@gmail.com](mailto:aquintanar87@gmail.com), he is with Movement Mortgage, MLS # 1420842. We will not accept an offer with our his cross qualification. I have sold homes in this community, and other lenders thought they could do a loan in this community, and it did not work. If you or your clients need financing you will have to get pre-approved or a 20 year conventional loan.

**First Showing at Open House Saturday the 22<sup>nd</sup> and Sunday the 23<sup>rd</sup> from 1-3 pm.**

Must follow all Covid Safety Guidelines. Mask, Hand Sanitizers, Remove Shoes, Do not touch anything. Please wait outside on driveway until Agent lets you in the home. Thank you for understanding.

**Information on the community from the Attorney below:**

There are a total of 150 condominium units in the Shady Hollow project. Approximately 55 units are owned by JWR Property Management, LLC, the ground owner (or by related parties). As you may know, there are underlying ground leases with respect to the units not owned outright by JWR, which **leases all expire December 31, 2049.** JWR is the ground lessor.

**Michael J. Greene | Partner**

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I look forward to working with you, while enjoying a smooth close of escrow. As always, please call me with any questions you may have.

Respectfully,

Ruth Bruno  
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