

BOWKER & ROTH PROPERTY SERVICES

Resale Demand Package

BOW-A02462

Association: **Woodland Village HOA**
Current Owner: **Philip Mendelson**
Property Address: **22123 Burbank Blvd. Unit 3 , Woodland Hills, CA 91367**
Purchaser Names: **Yvonne M Fabrocini and Rebecca Wyant**
Date Prepared: **3/1/22**

Storage units and Reserve Parking are not transferable to new owners.

Please make sure Seller supplies Buyer with common area keys, for pool area/rec room and pedestrian gates, and guest parking passes if applicable. Otherwise, the buyer is responsible for the purchase of such common area items at a cost, for each.

Please make sure Seller supplies Buyer with common area keys, for pool area/rec room and pedestrian gates, and guest parking passes if applicable. Otherwise, the buyer is responsible for the purchase of such common area items at a cost, for each.

At the close of escrow, all money/checks collected along with a copy of the deed MUST be mailed directly to our office.

Please provide:

Buyers Name: _____

Buyers requested mailing address after closing: _____

Buyers current phone number: _____

Emergency contact name & number: _____

Request for updates;

Please submit a request for an updated demand by phone through CondoCerts before closing escrow. Most updates are available on the same day. Please note you receive up to 3 free updates per order within 90 days of the original order. CondoCerts (800) 310-6552

PRINCIPAL CONTACT

BOWKER & ROTH PROPERTY SERVICES

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The following information is the principal contact for the Association:

Company Name: **Bowker & Roth Property Services, Inc.**
Contact: **Darlin Gonzalez**
Address: **15545 Devonshire St Ste 200**
Mission Hills, CA 91345-2688
Phone: **(818) 382-7300**
Email: **darlingonzalez@bowkerroth.com**

REQUESTER INFORMATION

The following information has been requested by:

Company Name:	Wonderland Escrow	Escrow / File #:	22162-JW
Contact:	Jennifer Wheaton	Date Ordered:	2/25/22
Address:	13325 Ventura Blvd.	Closing Date:	3/10/22
	Sherman Oaks, CA 91423		
Phone:	(818) 650-8956		
Email:	jwheaton@wonderlandescrow.com		

INSURANCE INFORMATION

For information on insurance maintained by the Association, please contact:

Carrier: **LABARRE/OKSNEE INSURANCE**
Agent: **JONY ROBINSON**
Phone: **949-215-9807**
Email: **INFO@HOA-INSURANCE.COM**

LABARRE/OKSNEE INSURANCE
INFO@HOA-INSURANCE.COM
JONY ROBINSON, SENIOR ACCT MANAGER
800-698-0711 #
949-588-1275 FAX #

VIOLATION INFORMATION

The Unit does NOT currently have any known or open violations that violate a provision of the governing documents.

LITIGATION INFORMATION

The Association is NOT currently involved in any pending suit or unsatisfied judgment that could have a material impact on the Association.

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RECURRING ASSESSMENT(S)

Amount of all assessments and any other mandatory fees or charges currently imposed by Woodland Village HOA:

<u>Name</u>	<u>Description</u>	<u>Paid Through</u>	<u>Next Due Date</u>
Regular Assessment	\$440.00 due Monthly on the 1st	2/28/2022	3/1/2022

LATE FEES

A late fee of **10%** is added to the account if it is not paid in full within **15** days of the due date.

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SCHEDULE OF FEES CHARGED FOR CLOSING STATEMENT

Any post-closing fee charged by the common interest community manager, if any, and associated with the purchase, disposition and maintenance of the unit and the use of common elements, and the status of the account:

<u>Item</u>	<u>Status</u>	<u>Due From</u>	<u>Payable To</u>	<u>Amount</u>
Owner's Current Balance as of 3/1/2022	Pay at close	Seller	Association	\$440.00
Rush Resale Demand Package	Paid	Seller	Management Company	\$35.00
Rush Resale Fee	Paid	Seller	Management Company	\$100.00
Processing Fee	Paid	Seller	CondoCerts	\$29.00
Transfer Fee	Pay at Close	Buyer/Seller	Management Company	\$400.00

REMIT AT CLOSING

The following is a summary of the amounts due at closing:

Payable to Woodland Village HOA (Association) \$440.00

Woodland Village HOA
c/o Bowker & Roth Property Services, Inc.
15545 Devonshire St Ste 200
Mission Hills, CA 91345-2688

Payable to Bowker & Roth Property Services, Inc. (Management Company) \$400.00

Bowker & Roth Property Services, Inc.
15545 Devonshire St Ste 200
Mission Hills, CA 91345-2688

At the close of escrow, all money/checks collected along with a copy of the deed MUST be mailed directly to our office.

Please provide

Buyers current mailing address: _____

Emergency contact number: _____

If the homeowner/seller is currently on Direct Debit, they must cancel Direct Debit with the billing department - before closing escrow. Direct Debit takes place every 1st-5th of the month and there will be no refunds through the association, if you fail to cancel Direct Debit in time.

Please make sure to request an updated demand through Condocerts so that you have the correct closing figures.

Please submit a request for a free updated demand by phone through CondoCerts before closing escrow.

Most updates are available same day. Please note you receive up to 3 free updates per order within 90 days of original order.

CondoCerts Customer Services Number: Toll Free: (800) 310-6552

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ADDITIONAL COMMENTS

Please note: Darlin Gonzalez is the main contact for the escrow department only.
Once closed please email Darlingonzalez@bowkerroth.com & info@bowkerroth.com for your property supervisor's contact information.

Please include the following information so we may direct you to the appropriate person.

Condocerts Order Number:

Name of the association:

Property address:

Closing date:

New Owners information:

BOWKER & ROTH PROPERTY SERVICES

Billing Disclosure Form

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Charges for Documents Provided as Required by Section 4525

The seller may, in accordance with Section 4530 of the Civil Code, provide to the prospective purchaser, at no cost, current copies of any documents specified by Section 4525 that are in the possession of the seller. A seller may request to purchase some or all of these documents, but shall not be required to purchase ALL of the documents listed on this form.

Account Information:

Association: Woodland Village HOA
 Property Address: 22123 Burbank Blvd. Unit 3
 Woodland Hills, CA 91367

Owner of Property:
 Owner's Mailing Address: 22123 Burbank Blvd. Unit 3
 Woodland Hills, CA 91367

Provider of §4525 Items:

Name: Darlin Gonzalez
 Email: darlingonzalez@bowkerroth.com
 Date Completed: 3/1/22

**Not Available (N/A),
 Not Applicable
 (N/App), or Directly
 Provided by Seller
 and Confirmed as
 Current (DP)**

Document	Civil Code Section	Fee for Document	Not Available (N/A), Not Applicable (N/App), or Directly Provided by Seller and Confirmed as Current (DP)
Articles of Incorporation or statement that HOA is not incorporated	4525(a)(1)	\$10.00	
CC&R's	4525(a)(1)	\$50.00	
Bylaws	4525(a)(1)	\$30.00	
Rules and Regulations	4525(a)(1)	\$10.00	
Age Restrictions, if any	4525(a)(2)	\$0.00	
Rental Restrictions, if any	4525(a)(9)	\$0.00	
Annual Budget Report or Summary, including Reserve Study	5300, 4525(a)(3)	\$30.00	
Assessment and Reserve Funding Disclosure Summary	5300, 4525(a)(4)	\$0.00	
Financial Statement Review	5305, 4525(a)(3)	Included w/ Annual Budget	
Assessment Enforcement Policy	5310, 4525(a)(4)	\$0.00	
Insurance Summary	5300, 4525(a)(3)	\$20.00	
Regular Assessment	4525(a)(4)	Included in Demand	
Special Assessment	4525(a)(4)	\$0.00	
Emergency Assessment	4525(a)(4)	\$0.00	
Other Unpaid Obligations of Seller	5675, 4525(a)(4)	Included in Demand	
Approved Changes to Assessments	5300, 4525(a)(4),(8)	Included in Demand	
Settlement Notice Regarding Common Area Defects	6100, 4525(a)(6),(7)	\$0.00	

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Billing Disclosure Form

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Preliminary List of Defects	6000, 6100, 4525(a)(6)	Included, If Applicable
Notice(s) of Violation	5855, 4525(a)(5)	\$0.00
Required Statement of Fees	4525	Here Within
Minutes of Regular Board Meetings conducted over the previous 12 months	4525(a)(10)	\$20.00
Total Fees for Documents:		\$170.00

*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 Section 4525 may be charged separately.

Homeowner Ledger

Homeowner: Hillary Mendelson, Phil Mendelson

Mobile: (818) 517-7593

Mobile: (909) 204-2933

Unit Name: WVH-123-03

Unit Address: 22123 Burbank Blvd. # 3 Woodland Hills, CA 91367

Association: Woodland Village Homeowners Association

Status: Current

Dues: 440.00

Date	Payer	Description	Charges	Payments	Balance
Starting Balance					0.00
03/17/2021		Parking Assessment - Balance Forward	45.00		45.00
03/17/2021		Homeowner Assessment - Balance Forward	400.00		445.00
03/24/2021	Hillary Mendelson	Payment (Reference #8217097)		440.00	5.00
04/01/2021		Homeowner Assessment - April 2021	400.00		405.00
04/01/2021		Parking Assessment - April 2021	40.00		445.00
04/22/2021	Hillary Mendelson	Payment (Reference #0011817115)		440.00	5.00
05/01/2021		Homeowner Assessment - May 2021	400.00		405.00
05/01/2021		Parking Assessment - May 2021	40.00		445.00
05/20/2021	Hillary Mendelson	Payment (Reference #0015438639)		445.00	0.00
06/01/2021		Homeowner Assessment - June 2021	400.00		400.00
06/01/2021		Parking Assessment - June 2021	40.00		440.00
06/16/2021		Late Fee Income - Late Fee for Jun 2021	5.00		445.00
06/30/2021		Admin Fee - June Late Fees - Late Notice	10.00		455.00
07/01/2021		Special Assessment 1 - Special Assessment	240.00		695.00
07/01/2021		Homeowner Assessment - July 2021	400.00		1,095.00
07/01/2021		Parking Assessment - July 2021	40.00		1,135.00
07/02/2021	Hillary Mendelson	Payment (Reference #0018393203)		440.00	695.00
07/12/2021		Late Fee Income - Waive late fees - wrong address	-5.00		690.00
07/12/2021		Admin Fee	-10.00		680.00
07/16/2021		Admin Fee - July Late Notices - Late Notice	10.00		690.00
07/20/2021	Hillary Mendelson	Payment (Reference #0021582989)		440.00	250.00
07/21/2021	Hillary Mendelson	ACH Payment (Reference #6BFF-9720)		250.00	0.00
08/01/2021		Homeowner Assessment - August 2021	400.00		400.00
08/01/2021		Parking Assessment - August 2021	40.00		440.00
08/03/2021	Hillary Mendelson	ACH Payment (Reference #E1E4-A080)		440.00	0.00
09/01/2021		Homeowner Assessment - September 2021	400.00		400.00
09/01/2021		Parking Assessment - September 2021	40.00		440.00
09/08/2021	Hillary Mendelson	ACH Payment (Reference #C054-86D0)		440.00	0.00
10/01/2021		Homeowner Assessment - October 2021	400.00		400.00
10/01/2021		Parking Assessment - October 2021	40.00		440.00
10/04/2021	Hillary Mendelson	ACH Payment (Reference #AC81-1340)		440.00	0.00
11/01/2021		Homeowner Assessment - November 2021	400.00		400.00
11/01/2021		Parking Assessment - November 2021	40.00		440.00
11/02/2021	Hillary Mendelson	ACH Payment (Reference #181E-2080)		440.00	0.00
12/01/2021		Homeowner Assessment - December 2021	400.00		400.00
12/01/2021		Parking Assessment - December 2021	40.00		440.00
12/03/2021	Hillary Mendelson	ACH Payment (Reference #5281-0220)		440.00	0.00
01/01/2022		Homeowner Assessment - January 2022	440.00		440.00

Homeowner Ledger

Date	Payer	Description	Charges	Payments	Balance
01/01/2022		Parking Assessment - January 2022	40.00		480.00
01/03/2022	Hillary Mendelson	ACH Payment (Reference #7979-68D0)		480.00	0.00
02/01/2022		Homeowner Assessment - February 2022	440.00		440.00
02/01/2022		Parking Assessment - February 2022	40.00		480.00
02/01/2022	Hillary Mendelson	ACH Payment (Reference #79B1-AE40)		440.00	40.00
02/03/2022		Parking Assessment - Cancel Parking 2/1/22	-40.00		0.00
03/01/2022		Homeowner Assessment - March 2022	440.00		440.00
Total					440.00