



Laguna Woods Village®

INFORMATION BULLETIN Community Services Division	BULLETIN DATE	February 1, 2024
	ISSUED BY	Pamela Bashline Community Services Manager
	MUTUAL	United Laguna Woods Mutual
	AUTHORITY	Resolution 01-24-05
	ADOPTED DATE	January 9, 2024
SUBJECT: United Laguna Woods Mutual Amendments to Select Pages to Resale Package		

On January 9, 2024, by way of Resolution 01-24-05, the United Mutual board of directors approved revisions to select pages in its resale package as summarized below:

- On page 4, under “Definitions,” “Alterations” is defined as any structural, functional or aesthetic change to the interior of a unit, its mechanical systems or the structural integrity of the building; or any physical, structural or aesthetic change to the exterior of a unit.
- On page 14, under “Responsibility Agreement for Alterations,” prospective shareholders must acknowledge and choose an option to accept or decline to assume responsibility for alterations/improvements. Additionally, the differences between “United’s master insurance policy,” “HO6 insurance” and “HO4 insurance” were also added and clarified below:
 - **United’s master insurance policy** - Property coverage for the building structure and the basic interior components such as basic cabinets, vinyl floors and melamine countertops that have not been altered.
 - **HO6 insurance** - Separate insurance policy that covers the improvements and alterations inside and outside the unit, member’s personal property, liability coverage, loss of use and loss assessment coverage.
 - **HO4 insurance** - Also called renters insurance; protects a renter’s personal property and personal liability.
- On page 38, under “Residency Restrictions,” language was added emphasizing the recommendation that members purchase HO6 insurance as follows:
 - HO6 insurance coverage is highly recommended in order to cover improvements and alterations inside and outside the unit, personal property, liability coverage, loss of use and loss assessment coverage, that are not covered by United Mutual’s insurance policy, which would be the responsibility of the Member.

PLEASE NOTE

The resale package has been updated again to reflect the above-mentioned changes in addition to other additional administrative changes. The amended resale package is dated 1/30/2024, and a separate informational bulletin will be sent out outlining the remaining administrative changes.

To find the most recent resale packet dated 1/30/2024, visit lagunawoodsvillage.com > [Neighborhoods > Realtor & Escrow Information > Resale Package](#) and select **United Laguna Woods Mutual**.

Realtors and escrow officers are requested to inform their staff of these requirements.

Please note: The website location for all mutual policies may change when the new website is completed.

Important: Please always refer to the website for the most current documents.

Email resalesrequirements@vmsinc.org with questions about the resale packet. Thank you.