



## Laguna Woods Village®

<b>INFORMATION BULLETIN</b> Community Services Division	<b>BULLETIN DATE</b>	February 6, 2024
	<b>ISSUED BY</b>	Pamela Bashline Community Services Manager
	<b>MUTUAL</b>	United Laguna Woods Mutual
	<b>AUTHORITY</b>	Internal
	<b>EFFECTIVE DATE</b>	Immediately
<b>SUBJECT:</b> Revised United Mutual Resale Packet and \$125 Non-Returned ID Card Fee		

### NEWSFLASH – EFFECTIVE IMMEDIATELY

United Mutual's resale package has been updated with a date of 1/30/2024; as referenced in Informational Bulletin 2024-02, the changes are summarized below:

1. On page 4, "Alterations" are 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.
2. On page 5, fees for recording of memorandums for cash sales and failure to surrender ID cards were added.
3. On page 6, the language regarding the submittal of a Declaration of Loss Affidavit was removed.
4. On page 12, under 2(a), language was reworded to say "Additional fee for recording of Memorandums for cash sale (United \$280)," under 2(e), language was also reworded to say "Failure to surrender ID card(s) (\$125)," and under 4, "vehicle decals" and "declaration of loss affidavit for gate entry passes, ID cards and vehicle decals" were removed.
  - a. The seller will be charged the \$125 fee for failure to surrender the ID card(s). The item will be part of the demand as referenced above under section 2(e).
5. On page 14, prospective shareholders must acknowledge and choose an option to accept or decline responsibility for alterations/improvements, and "United's master insurance policy," "HO6 insurance" and "HO4 insurance" were defined. Please see Bulletin 2024-02 for details.
6. On page 17, under the "Acknowledgements and affirmations" section of the membership application, 3 paragraphs have been added and, most importantly, one paragraph includes the following language where a **member must insert their initials**: "Member is aware of and agrees to pay to the mutual an additional sum each month for each occupant of the unit in excess of two, at the rate prescribed by the mutual and GRF. A schedule of fees is

available upon request and is subject to change annually. Additional fee is added to the member's account."

7. On page 38, language was added for the buyer to initial the language that emphasizes the recommendation that members purchase HO6 insurance.
8. On page 48, the words "(For Resale Only)" were removed from the Stock Assignment Separate from Certificate title.
9. On page 54, under "Member Acknowledgment of Additional Occupant Fee and Occupancy Cancellation," the following 2 paragraphs were added. **It is imperative that all members initial their acknowledgment:**
  - Member is aware of and agrees to pay to the mutual an additional sum each month for each occupant of the unit in excess of two, at the rate prescribed by the mutual and GRF. A schedule of fees is available upon request and is subject to change annually. Additional fee is added to the member's account.
  - Member is responsible for notifying Laguna Woods Village when additional occupant(s) have moved out of the unit and for returning additional occupant(s) ID card to avoid charges to the account. All members must initial: \_\_\_\_\_
- Effective immediately **only current** resale packets will be accepted. **The current packet for United is dated 1/30/2024, and Third Mutual's date remains 12/21/2023.** Please visit the website for the current packets.
- Incomplete/older applications will no longer be accepted or processed and may delay the escrow close and buyer move-in.
- Please delete all outdated United Mutual resale packages from your system, as forms are frequently revised and updated.

Find the most recent resale packet dated 1/30/2024 by visiting [lagunawoodsvillage.com](https://lagunawoodsvillage.com) > [Neighborhoods > Realtor & Escrow Information > Resale Package](#) and selecting **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](mailto:resalesrequirements@vmsinc.org) with questions about the resale packets and \$125 ID card fee. Thank you.