



Laguna Woods Village®

<p><b>INFORMATION BULLETIN</b> Community Services Division</p>	<b>BULLETIN DATE</b>	March 13, 2024
	<b>ISSUED BY</b>	Pamela Bashline Community Services Manager
	<b>MUTUAL</b>	United Laguna Woods Mutual
	<b>AUTHORITY</b>	Resolution 01-24-28
	<b>ADOPTED DATE</b>	March 12, 2024
<p><b>SUBJECTS:</b> United Resale Inspection Fee Increases – Effective March 14, 2024</p>		

**NEWSFLASH – EFFECTIVE MARCH 14, 2024**

On March 12, 2024, the United Laguna Woods Mutual board of directors approved to increase its resale inspection fees. Resale inspection fees have not been increased since 2007 (Third) and 2008 (United). An analysis revealed that a portion of the costs associated with the resale inspection process is not recovered from the requesting member; an increase in fees would serve to recover more of the administrative costs associated with the transactions.

The new fees are as follows:

First Inspection	\$360
Reinspection (if required)	\$60
Final Inspection (if required)	\$110

No fee will be charged for a final inspection if, after the first inspection, there are no corrections or deficiencies discovered for the member to complete prior to the close of escrow.

When a progress inspection is requested or when a request for a final inspection fails, the member will be charged the \$60 reinspection fee. In other words, if the member doesn't show for the first or final inspection and/or if a correction is not completed when the inspector arrives for the final inspection, the reinspection fee will be charged.

The first inspection fee will be billed as a chargeable service to the seller upon completion of the first inspection, and the reinspection and final inspection fees will be collected through escrow upon closing.

**Any resale packets received after today will incur the new fees.** These increased fees will affect pages 5, 8 and 12 of the resale package. Once details are finalized, we will notify you.

**Realtors and escrow officers must inform their staff and clients of these guidelines.**

**Important:** Please refer to the website for the most current documents. The location for all mutual policies may change with the completion of the redesigned website.

Email [alterations@vmsinc.org](mailto:alterations@vmsinc.org) with questions about the new fees. Thank you.