



Laguna Woods Village®

<p>INFORMATION BULLETIN Community Services Division</p>	BULLETIN DATE	March 15, 2024
	ISSUED BY	Pamela Bashline Community Services Manager
	MUTUAL	United Laguna Woods Mutual
	AUTHORITY	Resolution 01-24-28
	ADOPTED DATE	March 12, 2024
<p>SUBJECTS: Revised United Resale Package Regarding Inspection Fee Increases</p>		

NEWSFLASH – EFFECTIVE IMMEDIATELY

United Mutual’s resale package has been updated with a date of 3/15/2024 to reflect the new inspection fees, as referenced in Informational Bulletin 2024-08.

As a recap, on March 12, 2024, by way of Resolution 01-24-28, 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). A cost 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 re-inspection 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.

The new fees are effective as of March 14, 2024 and the updated Resale Package is now dated 3-15-2024. These increased fees will affect pages 5, 8, 9, and 12 of the resale package as noted below:

Page 5 – The new fees are reflected as follows:

Administration fee	\$350
First Inspection fee	\$360
Reinspection (if required)	\$60
Final Inspection (if required)	\$110
Escrow cancellation	\$112
GRF facilities fee	\$7,500
Additional fee for Recording of Memorandums for cash sale	\$280
Failure to surrender ID cards	\$125

Page 8 – In relation to the first and final inspections, resolution number 01-08-16 has been changed to 01-24-28 and the following sentence is added: “Request for Re-Inspection Report - Per Resolution 01-24-28, a re-inspection fee will be collected through escrow, if required.”

Page 9 – The effective date of September 1, 2018 has been removed. Under the “Corrections by members” paragraph, the last sentence will now read “If corrections are found to be incomplete at the final inspection, an additional re-inspection fee will be charged to the seller(s).”

Page 12 – On the Escrow Closing Notification and Remittance Report page, the following changes have been made:

- 2(b) – Final inspection fee (if required) (United \$110)
- 2(c) – Reinspection fee (if required) (United \$60)

As a reminder, please always use the most recent resale packages and 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 3/15/2024 by visiting lagunawoodsvillage.com > [Neighborhoods > Realtor & Escrow Information > Resale Package](#) and selecting **United Laguna Woods Mutual**.

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

Important: Please always 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 with questions about the new fees. Thank you.