



United Laguna Woods Mutual Resale Fee Schedule - 2026

Shareholders and prospective members shall pay the fees associated with the review, processing, and approval of any resale and non-escrow transfers.

Membership Transfers (Resales and Non-Escrow)	
Administrative Resale Processing Fee	\$350
Recording Memorandums for cash sales and non-escrow transfers	\$280
First Inspection Fee	\$360
Final Inspection Fee (if required)	\$110
Re-Inspection Fee (if required)	\$60
Escrow Cancellation	\$112
** Monthly Additional Occupancy Fee (for each person in excess of two, including caregivers)	\$50
Non-Escrow Transfer Fee	\$50

GRF Fees	
** Monthly Additional Occupant Fee (for each person in excess of two, with the exception of registered caregivers). (50% of the annual GRF Total Basic Assessment per manor per month – rounded to the nearest dollar). Must be paid in advance for the term of the sublease/lodger agreement. Effective January 1, 2026	\$131
Non-return of ID Card(s) for all resale, non-escrow transfer, leasing/rental, and occupancy (including caregiver) transactions	\$125
Trust Facilities Fee	\$10,000

** General charge due from all residents when there are more than two occupants, whether or not a sublease or lodger rental is in place. All fees are subject to change as determined by the Board of Directors.

Additional fees may be applicable which may include, but are not limited to guest passes, care provider and other occupant ID cards and passes, RFID, etc.