



Laguna Woods Village®

INFORMATION BULLETIN Community Services Division	BULLETIN DATE	March 3, 2025
	ISSUED BY	Jeff Spies Community Services Manager
	MUTUAL	United Laguna Woods Mutual Third Laguna Hills Mutual
	AUTHORITY	Resolution 01-25-07 Resolution 03-25-10
	ADOPTED DATE	January 14, 2025 January 21, 2025
SUBJECTS: Outsourcing Escrow Disclosure Documents to HomeWiseDocs		

EFFECTIVE APRIL 1, 2025

In accordance with Civil Code §4525, the owner of a separate interest (seller) shall provide certain HOA documents to a prospective purchaser as soon as practicable before the transfer of title or the execution of a real property sales contract.

With the launch of the new Laguna Woods Village website, escrow disclosure documents required to finalize manor sales are now located behind a firewall and are available only to members.

The mutuals have partnered with HomeWiseDocs to offer a streamlined process for ordering and delivering resale and lender documents for condos and co-ops. HomeWiseDocs delivers an internet-accessible, software-based, automated processing system that enables users to order homeowner association documents relevant to real estate transactions.

The escrow disclosure document packages will be bundled for a fee relative to specifically identified escrow numbers. These packages will include the necessary documents in accordance with Civil Code §4525, such as governing documents, budget, assessments, etc.

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

Email salesrequirements@vmsinc.org with questions. Thank you.