



Laguna Woods Village®

INFORMATION BULLETIN Community Services Division	BULLETIN DATE	December 3, 2025
	ISSUED BY	Jeff Spies, Community Services Manager
	MUTUAL	Golden Rain Foundation
	AUTHORITY	90-25-78
	ADOPTED DATE	December 2, 2025
SUBJECTS: GRF Trust Facilities Fee Increase From \$7,500 to \$10,000		

On December 2, 2025, the GRF board of directors adopted Resolution 90-25-78, increasing the trust facilities fee from \$7,500 to \$10,000.

Effective January 1, 2026, all purchases of a separate interest in Third Laguna Hills Mutual (condo), United Laguna Woods Mutual (cooperative) and Mutual No. Fifty (condo) must include a trust facilities fee of \$10,000 when the sale price is \$200,000 or higher, and \$3,500 when the sale price is less than \$200,000. The trust facilities fee is the purchaser's obligation and is collected per transaction.

Purchase contracts entered prior to January 1, 2026, where escrow opens before January 1, 2026, and closes on or before March 31, 2026, are deemed transactions occurring prior to the effective date.

To avoid delays and ensure timely processing, please submit completed packets only. Submitting an incomplete packet will delay processing further and may impact your close of escrow date.

Realtors and escrow officers, please inform staff and clients of these guidelines.

Important: Please always refer to the website at lagunawoodsvillage.com for the most current documents.

Please email sales@vmsinc.org with any questions. Note that this email address has been updated from salesrequirements@vmsinc.org. Going forward, be sure to use sales@vmsinc.org. Thank you.

Thank you for your continued partnership and attention to these important procedures.