



## Laguna Woods Village®

<b>INFORMATION BULLETIN</b> Community Services Division	<b>BULLETIN DATE</b>	December 19, 2025
	<b>ISSUED BY</b>	Jeff Spies Community Services Manager
	<b>MUTUAL</b>	Third Laguna Hills Mutual
	<b>AUTHORITY</b>	03-25-185
	<b>EFFECTIVE DATE</b>	January 1, 2026
<b>SUBJECT:</b> Revised Third Financial Qualifications Policy		

### THIRD FINANCIAL QUALIFICATIONS POLICY REVISIONS - EFFECTIVE JANUARY 1, 2026

On December 16, 2025, the Third board of directors adopted revisions to its financial qualifications policy (Resolution 03-25-185), allowing the following clarifying changes:

1. Under section I (c), the last sentence was clarified as follows: "If escrow has already closed at the time the false or misleading information is discovered, the Applicant will still be recognized as an owner; however, the owner will be considered not in good standing and may be scheduled for a disciplinary hearing. After a duly noticed disciplinary hearing before the Board, the Board may impose a fine based on the Schedule of Monetary Penalties, suspend member privileges, and/or consider legal action."
2. Under Section II (b), language stating that "only aged accounts (180 days) will be considered" was added.
3. Section II (b)(1) was reworded to "Income from real estate."
4. Section II (b)(9) was added to read: "Equity in U.S. residential property may be considered."
5. Section IV (b) was clarified by removing language that implied that an applicant's primary residence must be located in California.
6. Section IV (e)(9) was clarified by indicating that the board may withhold its approval of a guarantor if guarantor guarantees another unit within Laguna Woods Village.
7. Section V (b) was reworded to clarify the annual income requirements for multi-unit purchases.

**NOTE:** Please delete all outdated Third Mutual Financial Qualification Policies from your system, as this policy is frequently revised.

Locate the most up-to-date financial qualifications policy at [lagunawoodsvillage.com](http://lagunawoodsvillage.com) > [Sales](#).

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

Email [sales@vmsinc.org](mailto:sales@vmsinc.org) with questions about the revisions. Thank you.