

# Required Statement of Fees - Demand (Required Civil Code Sec. 4525)

## Mondrian Homeowners Association Common Interest Management Services

**Property Information:**

491 Chagall St  
Mountain View, CA 94041-1692  
Seller: Andrew Nguyen  
Buyer: TBD

**Requestor:**

Chicago Title Company  
Darren Sanchez  
408-253-9050  
Estimated Closing Date: 05-13-2022

**General Information**

This information is good through	Received 1 - 8 pages	04-30-2022
Is this account in collections?		No
The regular assessment is paid through:	_____ Sign DATE	04-30-2022
The regular assessment is next due:		05-01-2022
What day of the month are regular assessments due?	_____ Sign DATE	1st
How many days after the due date is the regular assessment considered delinquent?		15
The penalty for delinquent assessments is:		10%

**Specific Fees Due To Mondrian Homeowners Association**

Assessment Data:	
Assessment ( Frequency: Monthly )	\$358.00
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	No
Is there any change in the association's current regular and special assessments and fees which have been approved by the board, but have not become due and payable as of the date disclosure is provided pursuant to this subdivision? If yes, please comment	See Comments
<b>Comments: All changes to the Associations regular assessments are disclosed in the Annual Budget Packet and Reserve Study as of the date of those reports. For information related to potential special assessments, please refer to the Seller.</b>	
Owner's current balance due (you may total the owners balance due using the breakdown below):	\$0.00

**General Association Information**

Are there any violations against this unit?	
<b>Comments: Inspection results will be emailed directly by the inspector. Inspection report will also be attached to this approved order upon availability.</b>	
Is the association or the developer (if the project has not been turned over to the homeowners association) involved in any current or pending litigation? If yes, a comment is required. (Do not include neighbor disputes or rights of quiet enjoyment, litigation where the claim amount is known and the insurance carrier will provide defense and coverage, or where the HOA is named as a plaintiff in a foreclosure action or to collect past due assessments).	No
<b>Comments: No litigation</b>	



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Is there a restriction in the governing documents limiting the occupancy, residency, or use of a separate interest on the basis of age in a manner different from that provided in California Civil Code Section 51.3? If yes, please comment. No

Is there a provision in the governing documents that prohibits the rental or leasing of any of the separate interests in the common interest development to a renter, lessee or tenant? If yes, please comment No

Does a preliminary list of defects exist pursuant to Section 6000 of the Davis Stirling Act? If yes, please comment and provide the list. No

Does a Settlement Notice regarding common area defects exist pursuant to Section 6100 of the Davis Stirling Act? If yes, please comment and provide the list. No

**Insurance Information**

Insurance broker's or agent's company name: Socher Insurance  
Identify the insurance agent's name: Socher Insurance  
Insurance agent's phone number: 877-317-9300  
Insurance agent's fax number: 888-577-1587  
Insurance agent's email address: info@hoainsurance.net

**Nancy Hatcher, Escrow Administrator**

**Date: 04-28-2022**

**Common Interest Management Services**

**Phone: 925-743-3080**



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**Comments:**

A Compliance Inspection is required for all sales prior to the close of escrow. A \$250 inspection fee is charged by Common Interest Management Services to the seller and is included on this demand. If you have not been contacted by the Community Manager to schedule the inspection, you may contact the Community Manager by calling 408-370-9902. You will be contacted once the inspection is done and you will be notified if there are any violations that must be addressed prior to the close of escrow.

Please include an email address for the buyer with the closing documents.

Thank you!



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408-253-9050  
Estimated Closing Date: 05-13-2022

**Fee Summary**

**Amounts Prepaid**

Closing Statement of Fees, Association Documents and Minutes (Required Civil Code Sec. 4525)	\$458.00
Convenience Fee	\$7.95
<b>Total</b>	<b>\$465.95</b>

**Fees Due to Common Interest Management Services**

Inspection Fee	\$250.00
Transfer Fee	\$450.00
<b>Total</b>	<b>\$700.00</b>

**Fees Due to Mondrian Homeowners Association**

Prepaid Assessments	\$716.00
<b>Total</b>	<b>\$716.00</b>



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**

**Mondrian Homeowners Association  
Common Interest Management Services**

**Property Information:**

491 Chagall St  
Mountain View, CA 94041-1692  
Seller: Andrew Nguyen  
Buyer: TBD

**Requestor:**

Chicago Title Company  
Darren Sanchez  
408-253-9050  
Estimated Closing Date: 05-13-2022

**PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER TG6S2HCWD ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY. \*\*NOTE: PLEASE DO NOT FOLD CLOSING DOCUMENTS WHEN MAILING.**

**Fees Due to Common Interest Management Services**

Inspection Fee	\$250.00
Transfer Fee	\$450.00
<b>Total</b>	<b>\$700.00</b>

**Fees Due to Mondrian Homeowners Association**

Prepaid Assessments	\$716.00
<b>Total</b>	<b>\$716.00</b>

**Include this confirmation number TG6S2HCWD on the check for \$700.00 payable to and send to the address below.**

**Common Interest Management Services  
315 Diablo Road Ste 221  
Danville, CA 94526**

**Include this confirmation number TG6S2HCWD on the check for \$716.00 payable to and send to the address below.**

**Mondrian Homeowners Association  
315 Diablo Road Ste 221  
Danville, CA 94526**



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**

**Mondrian Homeowners Association  
Common Interest Management Services**

**Property Information:**

491 Chagall St  
Mountain View, CA 94041-1692  
Seller: Andrew Nguyen  
Buyer: TBD

**Requestor:**

Chicago Title Company  
Darren Sanchez  
20100 Stevens Creek Blvd #100  
Cupertino, CA 95014  
408-253-9050  
darren.sanchez@ctt.com

**Closing Information**

File/Escrow Number: 2984220429  
Estimated Close Date: 05-13-2022  
HomeWiseDocs Confirmation #: TG6S2HCWD

Sales Price:  
Closing Date:  
Is buyer occupant? Yes

**Status Information**

Date of Order: 04-18-2022  
Board Approval Date:  
Order Completion Date: 04-28-2022  
Date Paid: 04-18-2022

Order Retrieved Date:  
Inspection Date:

**Community Manager Information**

Company: Common Interest Management  
Completed By: Nancy Hatcher  
Primary Contact: Nancy Hatcher  
Address:  
315 Diablo Road Ste 221  
Danville, CA 94526  
Phone: 925-743-3080  
Fax: 925-743-3084  
Email: Escrow@CommonInterest.com



## Mondrian Homeowners Association

**4528.** The form for billing disclosures required by Section 4530 shall be in at least 10-point type and substantially the following form:

### CHARGES FOR DOCUMENTS PROVIDED AS REQUIRED BY SECTION 4525\*

The seller may, in accordance with Section 4530 of the Civil Code, provide to the prospective purchaser, at no cost, current copies of any documents specified by Section 4525 that are in the possession of the seller.

A seller may request to purchase some or all of these documents, but shall not be required to purchase ALL of the documents listed on this form.

Property Address: 491 Chagall St, Mountain View, CA 94041-1692

Owner of Property: Andrew Nguyen

Owner's Mailing Address: 2363 Lida Drive Mountain View, CA 94043  
*(if known or different from property address)*

Provider of the **Section 4525** Items:

Nancy Hatcher      Escrow Administrator      Common Interest Management Services      04-26-2022  
 Print Name                      Position or Title                      Association or Agent                      Date Form Completed

Check or Complete Applicable Column or Columns Below:

Document	Civil Code Section Included	Fee for Document	Not Available (N/A) or Not Applicable (N/App)
Articles of Incorporation (or statement that not incorporated)	Section <b>4525(a)(1)</b>	\$35.00	
CC&Rs	Section <b>4525(a)(1)</b>	\$35.00	
Bylaws	Section <b>4525(a)(1)</b>	\$35.00	
Operating Rules	Section <b>4525(a)(1)</b>	\$35.00	
Age Restrictions, if any	Section <b>4525(a)(2)</b>		Refer to the Demand
Rental Restrictions, if any	Section <b>4525(a)(9)</b>	\$35.00	Refer to CC&Rs
Annual Budget Report (or summary, including Reserve Study)	Sections <b>5300</b> and <b>4525 (a)(3)</b>	\$35.00	
Assessment and Reserve Funding Disclosure Summary	Sections <b>5300</b> and <b>4525 (a)(4)</b>		Included in Budget
Financial Statement Review	Sections <b>5305</b> and <b>4525(a)(3)</b>		See Comments
Assessment Enforcement Policy	Sections <b>5310</b> and <b>4525(a)(4)</b>		Included in Budget
Insurance Summary	Sections <b>5300</b> and <b>4525 (a)(3)</b>	\$0.00	
Regular Assessment	Section <b>4525(a)(4)</b>		Refer to the Demand
Special Assessment	Section <b>4525(a)(4)</b>	\$35.00	Refer to the Demand
Emergency Assessment	Section <b>4525(a)(4)</b>		Refer to the Demand

## Mondrian Homeowners Association

Document	Civil Code Section Included	Fee for Document	Not Available (N/A) or Not Applicable (N/App)
Other Unpaid Obligations of Seller	Sections <b>5675</b> and <b>4525(a)(4)</b>		Refer to the Demand
Approved Changes to Assessments	Sections <b>5300</b> and <b>4525(a)(4), (8)</b>		Included in Budget
Settlement Notice Regarding Common Area Defects	Sections <b>4525(a)(6), (7)</b> and <b>6100</b>		Refer to the Demand
Preliminary List of Defects	Sections <b>4525(a)(6), 6000</b> and <b>6100</b>		Refer to the Demand
Notice(s) of Violations	Sections <b>5855</b> and <b>4525(a)(5)</b>		Refer to the Demand
Required Statement of Fees	Section <b>4525</b>	\$310.00	aka Demand
Minutes of Regular Board Meetings (conducted over the previous 12 months, if requested)	Section <b>4525(a)(10)</b>	\$50.00	
<b>Total fees for these documents:</b>		<b>\$ \$605.00</b>	

\*The information provided by this form may not include all fees that may be imposed before the close of escrow. Additional fees that are not related to the requirements of **Section 4525** shall be charged separately.

Buyer and Seller may negotiate who pays document and disclosure fees.

The management company was not paid a referral fee by HomeWiseDocs as part of this transaction.

This is the minimum document offering required to meet CA statute 4525. You may opt to acquire additional documents including, but not limited to, Meeting Minutes, Reserve Studies, Insurance Declaration Pages, and/or property inspections not mandated by law but helpful to the prospective buyer(s) and/or their agent to make a more informed decision regarding the subject property.

Please note: The fees listed are an estimate and the actual fees charged for the documents may be different than this amount. Other fees including, but not limited to, Transfer Fees, Capital Contributions, Collection fees, etc. may be assessed to each property and will be disclosed on the Statement of Fees (Demand), and are not included within estimated charges outlined within this form.