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

Bing Drive Homeowners Association

Community Financials (CA)

Property Information:
836 Bing Dr
Santa Clara, CA 95051-5105
Seller: Johnny Yam
Buyer: N/A

Requestor:
Lawyers Title Company
Monica Yoshikawa
408-588-3858
Estimated Closing Date: 02-02-2021

General Information

This information is good through	01-31-2021
Is this account in collections?	No
What is the current regular assessment against the unit?	375.00
What is the frequency of the assessment charge?	Monthly
The regular assessment is paid through:	01-31-2021
The regular assessment is next due:	02-01-2021
What day of the month are regular assessments due?	1st
How many days after the due date is the regular assessment considered delinquent?	15
The penalty for delinquent assessments is:	15%

Specific Fees Due To Bing Drive Homeowners Association

Closing agent is required to collect the following number of additional regular assessments at closing:	2
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	No
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?	No
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
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

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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:	CIS Commercial Insurance Services
Identify the insurance agent's name:	Perry Kotsoglou
Insurance agent's phone number:	916-385-0662
Insurance agent's fax number:	916-385-0663
Insurance agent's email address:	perry@ciscommercialinsurancesvcs.com

Crystal Ray

Crystal Ray, Administrator **Date: 01-27-2021**

Community Financials (CA)

Phone: 833-266-3646 Ext: 709

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Monica Yoshikawa
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Comments:

THIS DISCLOSURE IS INTENDED STRICTLY FOR THE USE OF REAL ESTATE AND LENDING PROFESSIONALS. THIS INFORMATION, WHILE DEEMED TO COME FROM RELIABLE SOURCES, IS NOT GUARANTEED. PROSPECTIVE BUYERS OF REAL ESTATE SHOULD SEEK APPROPRIATE AND COMPLETE DISCLOSURES FROM THE SELLER OF THE SUBJECT PROPERTY. THE RESPONSES HEREIN ARE MADE IN GOOD FAITH AND TO THE BEST OF MY ABILITY AS TO THEIR ACCURACY.

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Bing Drive Homeowners Association

Community Financials (CA)

Property Information:
836 Bing Dr
Santa Clara, CA 95051-5105
Seller: Johnny Yam
Buyer: N/A

Requestor:
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Monica Yoshikawa
408-588-3858
Estimated Closing Date: 02-02-2021

Fee Summary

Amounts Prepaid

Closing Statement of Fees, Association Documents and Minutes (Required Civil Code Sec. 4525)	$385.00
Welcome Package (Non Required Civil Code Sec. 4525)	$0.00
Insurance Dec Page (Non Required Civil Code Sec. 4525)	$25.00
Current Unaudited Financial Documents (Non Required Civil Code Sec. 4525)	$25.00
TRID-List of Fees and Charges (NOT TO BE USED FOR CLOSING)	$0.00
Total	**$435.00**

Fees Due to Community Financials (CA)

Transfer Fee	$250.00
Total	**$250.00**

Fees Due to Bing Drive Homeowners Association

Prepaid Assessments	$750.00
Total	**$750.00**

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

Bing Drive Homeowners Association

Community Financials (CA)

Property Information:
836 Bing Dr
Santa Clara, CA 95051-5105
Seller: Johnny Yam
Buyer: N/A

Requestor:
Lawyers Title Company
Monica Yoshikawa
408-588-3858
Estimated Closing Date: 02-02-2021

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 P4MQMWL99 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

Fees Due to Community Financials (CA)

Transfer Fee	$250.00
Total	**$250.00**

Fees Due to Bing Drive Homeowners Association

Prepaid Assessments	$750.00
Total	**$750.00**

Include this confirmation number P4MQMWL99 on the check for $250.00 payable to and send to the address below.

Community Financials (CA)

4770 Baseline Rd. Suite 200

Boulder, CO 80303

Include this confirmation number P4MQMWL99 on the check for $750.00 payable to and send to the address below.

Bing Drive Homeowners Association
c/o Community Financials

4770 Baseline Rd. Suite 200

Boulder, CO 80303

Please return check with barcode for faster processing

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

Bing Drive Homeowners Association

Community Financials (CA)

Property Information:
836 Bing Dr
Santa Clara, CA 95051-5105
Seller: Johnny Yam
Buyer: N/A

Requestor:
Lawyers Title Company
Monica Yoshikawa
20520 Prospect Road, #390
Saratoga, CA 95070
408-588-3858
monica.yoshikawa@ltic.com

Buyer and Seller Contact Information

Seller's New Address:

Phone:
Email: monica.yoshikawa@ltic.com

Buyer's Address:

Phone:
Email:
Is buyer occupant? Yes

Closing Information

File/Escrow Number: 0252100037
Estimated Close Date: 02-02-2021
Homewise Confirmation Number: P4MQMWL99

Sales Price: 0
Closing Date:
Homewise Transaction ID: 5974566

Status Information

Date of Order: 01-22-2021
Board Approval Date:
Order Complete Date: 01-27-2021
Date Paid: 01-25-2021

Order Retrieved Date:
Inspection Date:

Community Manager Information

Company: Community Financials (CA)
Completed By: Crystal Ray*
Primary Contact: Crystal Ray
Address:
4770 Baseline Rd. Suite 200
Boulder, CO 80303
Phone: 833-266-3646 Ext: 709
Fax:
Email: crystal@communityfinancials.com