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PRDS® REQUEST FOR HOMEOWNER ASSOCIATION ("HOA") DOCUMENTS



RE: Property at: 717 W. Fremont Avenue, Sunnyvale, CA 94087 ("Property")
To: Homeowner Association ("HOA") Cedarwood HOA (Name) Date 03/16/2021
c/o Management Company MB Homeowners' Management, Inc.
Address 1210 South Bascom Avenue, Suite 220 City San Jose, CA Zip 95128
Telephone 408-871-9500 Fax NA Email Lauren@mbhm.net

A. Within ten days of the delivery of this request, assemble and forward the documents and information requested herein accounting for each in the accompanying checklist below.

B. Send the documents and information listed below to:

1. Escrow Company Lawyers Title Company Escrow # Attn Monica Yoshikawa
Address City, CA Zip
Telephone 408-588-3858 Fax Email Monica.yoshikawa@ltic.com

2. Listing Agent.
Company Agent
Address City, CA Zip
Telephone Fax Email

3. Total fees for documents: \$

ADVISORY REGARDING SUBSEQUENTLY GENERATED HOA DOCUMENTS: Seller has a continuing obligation to provide minutes, newsletters, notices and other documents generated by the HOA after completion of this PRDS Request for HOA Documents and prior to the close of escrow.

Seller Date
Seller Date

HOA CHECKLIST OF DOCUMENTS REQUIRED BY CIVIL CODE SECTION 4525 HOA RESPONSE

Table with 4 columns: DOCUMENT REQUESTED, CIVIL CODE SECTION(S), INCLUDED, NOT AVAILABLE, NOT APPLICABLE. Rows include Articles of Incorporation, CC&Rs, Bylaws, Operating Rules and Regulations, etc.

**Note:** The information provided by the 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 may be charged separately. The association may collect a reasonable fee based upon the association's actual cost for the procurement, preparation, reproduction and delivery of the documents requested pursuant to the provisions of Section 4525.

### REQUEST FOR ADDITIONAL HOA-RELATED INFORMATION

In addition to the documents sought in the checklist on Page 1, Seller requests the following information:

	INCLUDED	NOT AVAILABLE	NOT APPLICABLE
1. A copy of all HOA newsletters, notices and memoranda to owners for the preceding 12 months	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. A statement describing all past, current and contemplated litigation (involving the development) in which the HOA, the developer and/or the builder are parties	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. If asbestos, lead-based paint or any other environmental or toxic contaminants have been identified as present in any unit or area of the development, a written statement thereof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. If any HOA-responsibility repairs or replacements are being deferred, reevaluated or scheduled for a later date, a written statement thereof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. A statement of all currently past-due charges against the subject unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. The total number of units: In the HOA <u>76</u> Owner occupied <u>55</u> Non-Owner occupied <u>21</u>			

#### SUMMARY OF HOA FEES AND ASSESSMENTS FOR SUBJECT UNIT

1. Current regular fees ("HOA fees") for the subject unit are \$ 440.00 per month or  other \_\_\_\_\_.
2. Current special assessments and fees for the subject unit are \$ Na  single payment  other \_\_\_\_\_.

Comments (if additional space is needed, attach a separate sheet):

\*All information provided is to the best of our knowledge.

The person signing below is authorized by the HOA to complete this request, and certifies that documents, answers and comments provided are true and correct to the best of his/her knowledge:

Date 03/16/2021  
 Prepared by Adriana DaSilva, CCAM Title Senior Community Manager  
 Company MBHM Signature Adriana DaSilva

I/we acknowledge receipt of a copy of this statement with attached documents:

Seller \_\_\_\_\_ Date \_\_\_\_\_  
 Seller \_\_\_\_\_ Date \_\_\_\_\_

**ADVISORY REGARDING SUBSEQUENTLY GENERATED HOA DOCUMENTS:** Buyer is advised that additional minutes, newsletters, notices and other documents may be generated by the HOA after completion of this PRDS Request for HOA Documents and prior to the close of escrow. Buyer is advised to confirm that Buyer has received the most recent documents.

Buyer \_\_\_\_\_ Date \_\_\_\_\_  
 Buyer \_\_\_\_\_ Date \_\_\_\_\_