

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

## Cypress Landing OA

### Condominium Financial Management

**Property Information:**

633 E El Camino Real Unit: Unit 102  
Sunnyvale, CA 94087-1451  
Seller: Sumit Naiksatam  
Buyer: N/A

**Requestor:**

Lawyers Title Company  
Monica Yoshikawa  
408-588-3858  
Estimated Closing Date: 03-13-2021

**General Information**

|   |                        |
|---|------------------------|
| This information is good through  | The Next Billing Cycle |
| <b>Comments: Contact CFM before closing to verify Final Figures</b>               |                        |
| Account is on Auto-Pay  | Yes                    |
| <b>Comments: Refer to Comments</b>  |                        |
| Does the Association have Rental Restrictions?                                    |                        |
| <b>Comments: Refer to Governing Documents</b>                                     |                        |
| Account Number:   | C262-94961-056-02      |
| What is the current regular assessment against the unit?                          | 445.65                 |
| <b>Comments: Effective July 1, 2020<br/>Plus Utilities billed in arrears.</b>     |                        |
| What is the frequency of the assessment charge?                                   | Monthly                |
| 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:  | \$10.00 or 10%-greater |

**Specific Fees Due To Cypress Landing OA**

|  |                 |
|--|-----------------|
| 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 March 2021 |
| <b>Comments: See Account History located in Attachments on HomeWiseDocs website</b>  |                 |

**Insurance Information**

|   |                             |
|---|-----------------------------|
| Insurance broker's or agent's company name: | LaBarre/Oksnee<br>Insurance |
| Identify the insurance agent's name:        | Greg Meyers                 |
| Insurance agent's phone number:             | 949-215-9832                |
| Insurance agent's fax number:               | 949-382-6068                |
| Insurance agent's email address:            | gregm@hoa-<br>insurance.com |



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Monica Yoshikawa  
408-588-3858  
Estimated Closing Date: 03-13-2021

**Carol Vera, Escrow Department**

**Date: 03-11-2021**

**Condominium Financial Management**

**Phone: 925-566-6668**

**Comments:**

\*\*Please Note: Condominium Financial Mgmt and Grayson Community Mgmt are two separate Companies with separate Fees\*\*

\*\*This Demand expires after 90 days, and a New Demand will need to be ordered\*\*

\*\*Auto-Pay generally bills between the 8th and 12th of the month.  
Seller is responsible to notify CFM if they wish to cancel.  
Send email to: cfminfo@condofinancial.com\*\*

\*\*ATTN TITLE - PLEASE return NEW OWNER FORM, attached to the DEMAND, with Closing Checks and Documents\*\*



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Monica Yoshikawa  
408-588-3858  
Estimated Closing Date: 03-13-2021

**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 PR7MLZ268 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.**

**Fees Due to Condominium Financial Management**

|              |                 |
|--------------|-----------------|
| Transfer Fee | \$250.00        |
| <b>Total</b> | <b>\$250.00</b> |

**Fees Due to Grayson Community Management**

|                                      |                 |
|--------------------------------------|-----------------|
| Association Transfer Fee-<br>Grayson | \$275.00        |
| <b>Total</b>                         | <b>\$275.00</b> |

**Fees Due to Cypress Landing OA**

|  |                   |
|--|-------------------|
| Move In Fee (Buyer)                      | \$200.00          |
| Utilities-2 Months Estimated<br>(Seller) | \$500.00          |
| Additional Assessment April<br>2021      | \$445.65          |
| <b>Total</b>                             | <b>\$1,145.65</b> |

*\*See Account History located in Attachments on HomeWiseDocs website*

**Include this confirmation number PR7MLZ268 on the check for \$250.00 payable to and send to the address below.**

**Condominium Financial Management**  
60 Mayhew Way  
Walnut Creek, CA 94597

**Include this confirmation number PR7MLZ268 on the check for \$275.00 payable to and send to the address below.**

**Grayson Community Management**  
60 Mayhew Way  
Walnut Creek, CA 94597



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**Cypress Landing OA**

**Condominium Financial Management**

**Property Information:**

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Sunnyvale, CA 94087-1451

Seller: Sumit Naiksatam

Buyer: N/A

**Requestor:**

Lawyers Title Company

Monica Yoshikawa

408-588-3858

Estimated Closing Date: 03-13-2021

**Include this confirmation number PR7MLZ268 on the check for \$1,145.65 payable to and send to the address below.**

**Cypress Landing OA**

**60 Mayhew Way**

**Walnut Creek, CA 94597**



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**Cypress Landing OA**

**Condominium Financial Management**

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Sunnyvale, CA 94087-1451  
Seller: Sumit Naiksatam  
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: 0252100431  
Estimated Close Date: 03-13-2021  
Homewise Confirmation Number: PR7MLZ268

Sales Price: 0  
Closing Date:  
Homewise Transaction ID: 6119905

**Status Information**

Date of Order: 03-03-2021  
Board Approval Date:  
Order Complete Date: 03-11-2021  
Date Paid: 03-03-2021

Order Retrieved Date:  
Inspection Date:

**Community Manager Information**

Company: Condominium Financial Management  
Completed By: Carol Vera  
Primary Contact: Carol Vera  
Address:  
60 Mayhew Way  
Walnut Creek, CA 94597  
Phone: 925-566-6668  
Fax: 925-566-6797  
Email: escrow@condofinancial.com



# ATTENTION: TITLE COMPANY

Please have the Buyer complete this form, and return with Closing Checks and Grant Deed.

c/o Condominium Financial Management Inc  
60 Mayhew Way Walnut Creek CA 94597  
TEL: (925) 566-6800

Buyer's Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Property Phone: \_\_\_\_\_

Mobile Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Emergency Contact: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Vehicle #1 Model \_\_\_\_\_ Color \_\_\_\_\_ License \_\_\_\_\_

Vehicle #2 Model \_\_\_\_\_ Color \_\_\_\_\_ License \_\_\_\_\_

## OFFSITE OWNERS:

Tenant on property?                                  Yes                                  No

Tenant's Name: \_\_\_\_\_

Tenant's Phone: \_\_\_\_\_

Tenant's Email: \_\_\_\_\_

Vehicle #1 Model \_\_\_\_\_ Color \_\_\_\_\_ License \_\_\_\_\_

Vehicle #2 Model \_\_\_\_\_ Color \_\_\_\_\_ License \_\_\_\_\_