Silverleaf Management Group, LLC

TRID Loan Estimate Fee Schedule
for
The Arbors at Henderson Village HOA, Inc

The following information is provided by Community Management Associates, Inc. to assist you in completing the Loan Estimate. This form lists all available products for the Association and should not be considered a recommendation of what to obtain for your real estate/financing transaction. Identify the items you will order and enter the corresponding fees on the Loan Estimate.

Required Payments	Fee	When Paid
Semi Annual Assessment	$400.00	Semi-Annually
Initiation Fee	$300.00	Pay at Close

Compliance Packages	Fee	When Paid
1. Closing Letter Package The Closing Letter Package is typically requested by Closing Attorneys, and Escrow/Title companies for Homeowner to Homeowner sale of a home/unit within a HOA/POA or Condominium Association. The Closing Letter Package includes: a statement of the seller's current balance to be collected through escrow, the amount of all assessments payable by unit owner(s) and any other closing fees due to the Association. The package also provides Association documents including but not limited too: The Articles, or Annual Registration, CC&R-Declarations, Rules and Policies, Association Budget, etc.	$350	Up Front
2. Refinance Closing Letter For Refinance purposes ONLY! Provides a statement of the homeowners' current balance and other amounts to be collected through closing.	$150	Up Front
3. Lender Package Lender Package is typically requested by Lenders/Lending Institutions to get a uniform disclosure statement (PUD/HOA Cert, Mortgage Questionnaire) providing relevant financial disclosures and summary information for the named community. The Package includes all relevant documents to expeditiously close on loans/mortgages, including Budget and Insurance documents	$285	Up Front

Individual Disclosure Forms and Association Documents	Fee	When Paid
Association Document Book	$125.00	Up Front
Articles of Incorporation	$25.00	Up Front
Budget	$25.00	Up Front
Bylaws	$35.00	Up Front
CC&Rs	$50.00	Up Front
Certificate of Insurance	$25.00	Up Front

Design Documents	$15.00	Up Front
Reserve Reports	$60.00	Up Front
Rules and Regulations	$25.00	Up Front
Additional Fees (Optional)	**Fee**	**When Paid**
Closing Letter 3 business days Rush Fee	$85.00	Up Front
Closing Letter 2 business day Expedited Rush Fee	$125.00	Up Front
Closing Letter Update (1 to 30 days)	$40.00	Up Front
Refinance Closing Letter 3 business days Rush Fee	$50.00	Up Front
Refinance Closing Letter Update (1 to 30 days)	$40.00	Up Front
Lender Questionnaire Bundle 5 business days Rush Fee	$85.00	Up Front
Lender Questionnaire Bundle 3 business days Expedited Rush Fee	$125.00	Up Front
Lender-specific Questionnaire Add-on Fee	$95.00	Up Front
Lender-specific Questionnaire Add-on 7 business days Rush Fee	$85.00	Up Front
Lender-specific Questionnaire Add-on 4 business days Expedited Rush Fee	$125.00	Up Front
Builder/Developer Closing Instructions	$0.00	No Cost
TRID	**Fee**	**When Paid**
TRID-List of Fees and Charges	No Cost	No Cost

Loan Estimate Disclaimer: Fees vary by association and individual units and cannot be finalized until the closing of a transaction. Fees including, but not limited to, Regular Assessment Amount, Special Assessments, Transfer Fees, Capital Contributions, Move In Fees, Collection Fees, etc. may be assessed to each property and will be finalized on the Closing Disclosure. Please work with the Closing Agent to obtain these exact fee amounts.

All fees are subject to change without notice and can only be finalized at the time a transaction is prepared to close and the Closing Disclosure is completed.

Comments: