

Sample Fee Schedule

Provided to CKSII Home Owners' Association (HOA)

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.

This fee schedule is current as of: April 3, 2024



TRID Loan Estimate Fee Schedule for Columbine Knolls South II

The following information is provided by Keystone Pacific Property Management, LLC (CO) 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
Regular Assessment Amount	\$111.00	Annually
Transfer Fee	\$350.00	At Close

Compliance Packages	Fee	When Paid
Association Documents for Realtors NOT INTENDED FOR RESALE Association Documents for Realtors NOT INTENDED FOR RESALE Products included, if they pertain to the Association: Regular Meeting Minutes List of Assessments by Unit Budget Articles of Incorporation Annual Disclosure Annual Financials Bylaws Current Unaudited Financial Documents Responsible Governance Policies Insurance Dec Page Audited Financials Rules and Regulations Special Assessments	No Cost	No Cost

<p>Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)</p> <p>This package is required for properties that have been recently foreclosed upon or have a deed taken in lieu of foreclosure. Included is a statement of all fees owed by the bank and disclosure information for maintaining and marketing the property.</p> <p>Products included, if they pertain to the Association:</p> <ul style="list-style-type: none"> Status Letter Annual Financials Unit Ledger Responsible Governance Policies Litigation Insurance Dec Page Design Document Declarations/CCRs Current Unaudited Financial Documents Bylaws Budget ACH Form Articles of Incorporation Regular Meeting Minutes W-9 Annual Board Meeting Minutes New Owner Information Form Special Assessments Rules and Regulations Reserve Study 	\$375.00	Up Front
<p>Homeowners Annual Disclosure--NOT INTENDED FOR RESALE</p> <p>Homeowners Annual Disclosure--NOT INTENDED FOR RESALE</p> <p>Products included, if they pertain to the Association:</p> <ul style="list-style-type: none"> Regular Meeting Minutes List of Assessments by Unit Budget Articles of Incorporation Annual Disclosure Annual Financials Bylaws Current Unaudited Financial Documents Responsible Governance Policies Insurance Dec Page Audited Financials Rules and Regulations Special Assessments 	No Cost	No Cost

Status Letter and Seller Required Disclosure Package (Includes all REQUIRED Association Documents)	\$350.00	Up Front
Status Letter with everything that is REQUIRED for compliance with the Contract to Buy and Sell Real Estate (Residential).		
Products included, if they pertain to the Association:		
TRID-List of Fees and Charges (NOT TO BE USED FOR CLOSING)		
Status Letter		
Articles of Organization		
Annual Financials		
Responsible Governance Policies		
List of Assessments by Unit		
Insurance Dec Page		
Declarations/CCRs		
Current Unaudited Financial Documents		
Bylaws		
Budget		
Articles of Incorporation		
Party Wall Agreements		
Regular Meeting Minutes		
Annual Board Meeting Minutes		
Special Assessments		
Rules and Regulations		
Reserve Study		
Audited Financials		

Bundle & Save	Fee	When Paid
1. Premium Lender Questionnaire Bundle (Best Value!)	\$400.00	Up Front
EVERYTHING your underwriter needs to quickly underwrite the subject property. This package includes a Lender Questionnaire and additional documents from the list below if they pertain to this Association.		
Products included, if they pertain to the Association:		
Lender Questionnaire		
Audit		
Annual Financials		
Fee Schedule		
Responsible Governance Policies		
Litigation		
List of Assessments by Unit		
Insurance Dec Page		
Governance Policies		
Design Document		
Declarations/CCRs		
Current Unaudited Financial Documents		
Construction Defects		
Bylaws		
Budget		
Articles of Incorporation		
Regular Meeting Minutes		
Annual Board Meeting Minutes		
Special Assessments		
Rules and Regulations		

2. Standard Lender Questionnaire Bundle	\$275.00	Up Front
Minimum documentation for underwriting the subject property. For most comprehensive package, please see Premier Lender Bundle above.		
Products included, if they pertain to the Association:		
Lender Questionnaire		
Insurance Dec Page		
Budget		

Individual Disclosure Forms and Association Documents	Fee	When Paid
Refinance Status Letter	\$125.00	Up Front
Status Letter	\$200.00	Up Front

Additional Fees (Optional)	Fee	When Paid
CD Delivery Fee	\$30.00	Up Front
Credit Card Convenience Fee (for credit card payments only)	\$9.95	Up Front
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$100.00	Up Front
Custom Questionnaire Rush Fee (*Add this fee to Questionnaire Rush Fees)	\$35.00	Up Front
Lender Questionnaire 1 business days Rush Fee	\$85.00	Up Front
Lender Questionnaire 2 business days Rush Fee	\$60.00	Up Front
Lender Questionnaire Update from 1 to 30 days	\$25.00	Up Front
Refinance Status Letter Update from 1 to 14 days	No Cost	No Cost
Refinance Status Letter Update from 15 to 45 days	\$45.00	At Close
Refinance Status Letter Update from 46 to 90 days	\$60.00	At Close
Rush Existing Order (*Add this fee to Rush Fees)	\$25.00	
Status Letter 1 business days Rush Fee	\$160.00	Up Front
Status Letter 3 business days Rush Fee	\$100.00	Up Front
Status Letter 5 business days Rush Fee	\$85.00	Up Front
Status Letter Update from 1 to 14 days	No Cost	No Cost
Status Letter Update from 15 to 45 days	\$45.00	At Close
Status Letter Update from 46 to 90 days	\$60.00	At Close
Three Day Shipping Fee	\$45.00	Up Front

TRID	Fee	When Paid
TRID-List of Fees and Charges (NOT TO BE USED FOR CLOSING)	No Cost	No Cost

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Comments: