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

Etiwanda Townhomes Association

Tandem Property Management

Property Information:
7115 Etiwanda Ave Unit: Unit 2
Reseda, CA 91335-4420
Seller: THE HUYNH TRUST
Buyer: ADA MOLINA

Requestor:
BLUE SKY ESCROW, I NC.
HAI TRAN
714-210-2712
Estimated Closing Date: 08-28-2026

General Information

This information is good through	08-04-2026
Is this account in collections?	No
What is the current regular assessment against the unit?	504
What is the frequency of the assessment charge?	Monthly
The regular assessment is paid through:	08-31-2026
The regular assessment is next due:	09-01-2026
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%

Specific Fees Due To Etiwanda Townhomes Association

Closing agent is required to collect the following number of additional regular assessments at closing:	2x
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	Yes

Comments: The Board has levied a special assessment for $2,500 per unit. Due September 1, 2026

Owner's current balance due (you may total the owners balance due using the breakdown below):	($245.00)

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

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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
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:	Bradley Neve
Identify the insurance agent's name:	Bradley Neve
Insurance agent's phone number:	805-581-5739

Martin Wilson

Martin Wilson, CCAM **Date: 08-04-2026**

Tandem Property Management

Phone: 818-883-4202 Ext: 1008

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Comments:

PLEASE SEE INSURANCE DISCLOSURE IN BUDGET FOR INSURANCE AGENT CONTACT INFORMATION.

Assessments for the month following the close of escrow are required.
Payments made after the late date must include the late fee.
An alternative mailing address is required if buyer is not moving into the unit immediately upon sale.

Pool keys or any other common area key (if applicable) must be transferred in escrow. In the event the new owner does not receive the key from the seller the new owner will be responsible for the replacement cost what ever the cost is at the time of the sale. Mailbox keys are the responsibility of the owners. If a mailbox key is not transferred in escrow then buyer must contact your local post office to arrange replacement of the mailbox lock.
Parking passes (if applicable) must be transferred in escrow. In the event parking passes are not transferred in escrow the new owner will be responsible for the replacement cost what ever the cost is at the time of the sale.

Responsibility for any architectural modifications approved or not will transfer to the new owner upon purchase. Any architectural changes made whether approved or not will be the new owners responsibility to maintain. Any unused Satellite Dish left on the property by the prior owner will become the responsibility of the new owner.

PLEASE SUBMIT ALL REQUIRED ASSOCIATION DOCUMENTS PRIOR TO MOVING IN, THIS INCLUDES THE HOMEOWNER EMERGENCY INFORMATION FORM, AND THE OPT-IN AND OPT-OUT FORMS THAT WERE INCLUDED IN YOUR ESCROW DEMAND DOCUMENTS.

A COPY OF THE UNRECORDED GRANT DEED SHOULD BE INCLUDED WITH THE FINAL ESCROW PAYMENT.
PLEASE CONTACT TANDEM PROPERTY MANAGEMENT FOR FINAL PAY OFF AMOUNT PRIOR TO CLOSING ESCROW!

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BLUE SKY ESCROW, I NC.
HAI TRAN
714-210-2712
Estimated Closing Date: 08-28-2026

Fee Summary

Amounts Prepaid

Rush Fee	$150.00
Convenience Fee	$9.95
Closing Statement of Fees, Association Documents and Minutes (Required Civil Code Sec. 4525)	$497.00
Transfer Fee	$275.00
Total	**$931.95**

Fees Due to Etiwanda Townhomes Association

Owner Current Balance	($245.00)
Total	**($245.00)**

Please return check with barcode for faster processing

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Etiwanda Townhomes Association

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Requestor:
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HAI TRAN
714-210-2712
Estimated Closing Date: 08-28-2026

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 K2LY37QV6 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

Fees Due to Etiwanda Townhomes Association

Owner Current Balance	($245.00)
Total	**($245.00)**

Important Reminder: Please send the certified copy of the HUD-1 settlement statement and the grant or warranty deed to the address below:

Etiwanda Townhomes Association

2500 Townsgate Road, Suite K

Westlake Village, CA 91361

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Etiwanda Townhomes Association

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Buyer: ADA MOLINA

Requestor:
BLUE SKY ESCROW, I NC.
HAI TRAN
15751 BROOKHURST ST #234
WESTMINSTER, CA 92683
714-210-2712
abby@blueskyescrow.net

Closing Information

File/Escrow Number: 23711-HT
Estimated Close Date: 08-28-2026
HomeWiseDocs Confirmation #: K2LY37QV6

Sales Price: 415000
Closing Date:
Is buyer occupant? Yes

Status Information

Date of Order: 08-03-2026
Board Approval Date:
Order Completion Date: 08-04-2026
Date Paid: 08-03-2026

Order Retrieved Date:
Inspection Date:

Community Manager Information

Company: Tandem Property Management
Completed By: Martin Wilson
Primary Contact: Martin Wilson
Address:
2500 Townsgate Road, Suite K
Westlake Village, CA 91361
Phone: 818-883-4202 Ext: 1008
Fax: 818-883-4265
Email: martin@lyonspm.com