

RANCHO MMC

General Information | Home Resale

TRANSFER FEE REQUIREMENTS

The Master Developer has created Rancho Mission Viejo Community Services Organization (RanchLife) – a California non-profit public benefit corporation – for the benefit of the members within Rancho Mission Viejo Master Maintenance Corporation (Rancho MMC). RanchLife’s primary responsibility is to promote the social welfare and foster a unique sense of community for those living in Rancho Mission Viejo by coordinating and sponsoring various programs and community events.

Additionally, the Master Developer, as part of their open space preservation plan, has created The Reserve at Rancho Mission Viejo (The Reserve Connection) – a non-profit 501(c)(3) organization – to provide cultural, educational, charitable, recreational and environmental programs, events, and activities related to the Protected Habitat.

Pursuant to the Community Services Agreement and The Reserve Connection Fee Agreement, the parties involved in any future transfer (purchasing/resale) of a lot/unit (home) within Rancho MMC are responsible for two transfer fees – Community Services Fee (a source of income for RanchLife) and The Reserve Connection Fee (a source of income for The Reserve Connection).

Transfer Fees and Responsibilities

Transfer Fee Type	Transfer Fee	Party responsible for the Transfer fee
Community Services Fee Villages of Sendero and Esencia	One-Quarter of One Percent (0.25%) of the Total Purchase Price	Decided by the Seller and Buyer of each Transaction
Community Services Fee Village of Rienda	Three- Quarters of One Percent (0.75%) of the Total Purchase Price	Decided by the Seller and Buyer of each Transaction
The Reserve Connection Fee Villages of Sendero and Esencia	One-Eighth of One Percent (0.125%) of the Total Purchase Price	Decided by the Seller and Buyer of each Transaction
The Reserve Connection Fee Village of Rienda	One-Quarter of One Percent (0.25%) of the Total Purchase Price	Decided by the Seller and Buyer of each Transaction

Collection/Payment of the Transfer Fees

The obligation to pay the two transfer fees is imposed on both parties (i.e., the buyer and the seller) involved in the transfer. However, each time a lot/unit is transferred, the buyer and the seller can decide between themselves how to pay the transfer fees. If the buyer and the seller fail to pay the two transfer fees, or fail to ensure the fees are paid out by the escrow, then RanchLife and The Reserve Connection may take all actions authorized under the law and the recorded Agreements to collect the transfer fees from the buyer and/or the seller.

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Instructions to Escrow for remitting the Transfer Fees

Community Services Fee

- Disbursement must be issued in a separate check payable to “RanchLife-CSF”
- The Community Services Fee is to be remitted to RanchLife C/O FirstService Residential at the close of escrow along with all other required documents.

The Reserve Connection Fee

- Disbursement must be issued in a separate check payable to “The Reserve Connection”
- The Reserve Connection Fee is to be remitted to The Reserve Connection C/O FirstService Residential at the close of escrow along with any required documents.

Additionally, along with the check for each transfer fee, the following information must be included on the check stub or under separate cover:

- The Total Purchase Price of the property;
- The property address, lot or unit and tract number;
- The recorded Seller name(s) and their forwarding address after close of escrow;
- The Buyer(s) name(s) recorded or to be recorded, and their mailing address (if different from the subject property); and
- Copy of the unrecorded Grant Deed.

Request for More Detailed Information on the Transfer Fees

For more comprehensive information regarding the transfer fees and required documents associated with the resale/transfer of a home in the community of Rancho Mission Viejo, please contact:

FirstService Residential California/WelcomeLink

Email: fsresidential.ca@welcomelink.com

Phone: (888) 679-2500

MASTER MAINTENANCE CORPORATION AND SPECIAL BENEFIT AREAS ASSESSMENTS

Rancho MMC – the master maintenance corporation – is the corporation that oversees the entire association, including its special benefit areas. All members of the master maintenance corporation pay assessments to maintain common area components. Members of the SBAs pay another assessment in addition to the regular master maintenance corporation assessment to maintain areas identified as benefiting only members within that SBA. The monthly assessment associated with each unit varies by location.

Additionally, owners of condominium/townhome residence units within the community are part of a sub association. All members of a sub association pay assessments to the sub association in addition to the master maintenance corporation.

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RANCHO MMC REAL ESTATE SIGNS GUIDELINES FOR RANCHO MISSION VIEJO

For Sale/Lease Signs

Owners may only display one (1) professionally made real estate sign indicating that the property is either for sale, lease or exchange. The following table outlines the basic requirements of posting real estate signs within the community of Rancho Mission Viejo.

Real Estate Signs Criteria

Type of Unit	Dimensions	Display	Extras
Condominium/ Townhome Residence or Shared Alleyway Cluster Style Residences	18" x 24"	Condominium style sign placed closest to the unit (may be located in the common area)	May have one (1) additional box for containing papers, photos, or other sales materials. May also have one (1) additional rider.
Single-Family Residences	24" x 30"	Gallows type post may be used to hang or display real estate sign	May have one (1) additional box for containing papers, photos, or other sales materials. May also have one (1) additional rider.

Open House Signs

Open House signs are allowed but they are required to meet the community guidelines. Non-conforming signs may be immediately removed and disposed of. The following checklists will provide you with the necessary information to assist you in positioning Open House signs within the community of Rancho Mission Viejo.

Requirements for Open House Signs:

- A professional made sign that is no larger than 10" x 30"
- Generic green and white color signs only
- Signs must only contain the words "Open House" and a directional arrow
- The agent owning the Open House sign should place his/her name or business entity and phone number on a sign in green or black ink (characters must be smaller than one inch in height, no length restrictions)
- Photos and logos are not permitted on Open House signs, **Gate codes may not be posted.**
- Riders or flags are not permitted on or hanging from an Open House sign.

Placements of Open House Signs:

- Only a total of two (2) signs are permitted to be placed per corner on major streets – any street outside of the various developments. At a four-way intersection, there are four corners where only eight (8) signs may be placed regardless of the number of open houses being conducted. Signs may not be placed in medians or islands including Round-about islands.
- Open House signs are not permitted to be placed in front of or in a location that obstructs the view of a Community Sign and may not remain on Rancho MMC Property overnight.