

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.