


ARCHWAY, THE MANAGEMENT COMPANY

March 29, 2017

Chicago Title Company
Attn: Ricci Rios
16795 Lark Avenue, Suite 100
Los Gatos, CA 95032

Association Name: Jefferson Square Homeowners Association
Account No.: 45.0018
Property Address: 45 Hobson Street Unit 7A, San Jose, CA
Owner Name: Bradley J. Montano
Escrow No.: FWPS-4995170110-MS

Escrow Demand

This letter will serve as our demand for the escrow package requested for the above referenced property. The documents package fee has been paid in the amount of \$375.00 which includes a \$50.00 "RUSH" fee by check #11498 from Meredith Homes & Ent. Inc and check #3107 from Bradley Montano. Also enclosed is the completed PRDS Request for Homeowner Association ("HOA") Documents.

Assessment Information:

Amount of Monthly Assessment: **\$314.00 This account is PAID thru March 2017.**

The monthly assessment is due on the 1st of each month and delinquent if not paid by the 15th of the month.

Special Assessments: NONE

Litigation Status: NONE

Owner Occupancy Ratio: Owner 66% Rental 34%

Rental Restrictions: YES - Please refer to the complete copy of the CC&R's and see attached rental rules. *The current Homeowner, Bradley Montano is approved to rent this unit. However, rental does not transfer to the new Owner. Any new Owner will have to request in writing to be placed on the Rental Waiting List.*

Refer to Seller for parking space information

Insurance Information: Please contact the Insurance agent directly as follows:

*Allstate Insurance 831-685-6580 – Master Policy
Allanson Insurance 831-685-0101 – Earthquake Policy*

Please call our office prior to close to confirm the status of the assessment account.

Please collect any outstanding assessments, plus **two** month's assessments in advance payable to:


Jefferson Square Homeowner Association

At the time of closing please forward the following to Archway, The Management Company:

- 1) Copy of the Grant Deed
- 2) Full Names and Mailing address for the new Buyer(s).

Please contact the undersigned if you have any questions or need additional information.

Sincerely,


Diana Martin
Documents Department

Enclosures

P. O. Box 320819 Los Gatos, CA 95032-0113
408-866-4537 / Fax 408-866-4619
jeffersonsquare@archwaymc.biz



www.prdforms.com

PRDS® REQUEST FOR HOMEOWNER ASSOCIATION ("HOA") DOCUMENTS



RE: Property at: 45 Hobson Ave. # 7A San Jose, CA ("Property")
To: Homeowner Association ("HOA") Jefferson Square (Name) Date 3/27/17
c/o Management Company Archway
Address PO Box 320319 City Los Gatos, CA Zip 95032
Telephone 408-846-4537 Fax 408-846-2669 Email

A. Within ten days of the delivery of this request, assemble and forward the documents and information requested herein accounting for each in the accompanying checklist below.

B. Send the documents and information listed below to:

1. Escrow Company Chicago Title Escrow # 4998170110 Attn Ricci Riccio
Address 10795 Lark Ave #100 City Los Gatos, CA Zip 95032
Telephone 408-354-6737 Fax Email Ricci.Riccio@ct.com

2. Listing Agent
Company Agent
Address City, CA Zip
Telephone Fax Email

3. Total fees for documents: \$ 37500

ADVISORY REGARDING SUBSEQUENTLY GENERATED HOA DOCUMENTS: Seller has a continuing obligation to provide minutes, newsletters, notices and other documents generated by the HOA after completion of this PRDS Request for HOA Documents and prior to the close of escrow.

Seller Date
Seller Date

HOA CHECKLIST OF DOCUMENTS REQUIRED BY CIVIL CODE SECTION 1368

HOA RESPONSE

Table with columns: DOCUMENT REQUESTED, CIVIL CODE SECTION(S), INCLUDED, NOT AVAILABLE, NOT APPLICABLE. Lists various HOA documents and their corresponding civil code sections.

