

# ELYSON<sup>®</sup>

BY  
NEWLAND<sup>®</sup>

## Elyson Assessment & Fee Schedule

Elyson Residential Association, Inc.  
Elyson Commercial Association, Inc

\*approved as of 12/19/2023 effective as of January 1, 2024

RESIDENTIAL Annual Assessments	
Annual Assessments – all lots	\$1,384
Section 16 – Special Area Assessment (in addition to annual assessment)	\$375
Section 21 – Special Area Assessment (in addition to annual assessment)	\$1,216
Section 42 – Special Area Assessment (in addition to annual assessment)	\$1,158
COMMERCIAL Annual Assessments	
Assessment rate is \$1,922 per unit multiplied by the lot’s acreage and whether there is an improvement on the lot or not.	\$1922 x Lot Acreage

\*\*The assessments are due January 1 and considered later if not received by January 31st. Builders that do not own the lot before January 1st pay their first year’s assessment to the developer and thereafter, all assessments for lots owned before January will be due to the Association

RESIDENTIAL Property Transfer Fees	
<b>Working Capital Assessment (builder to owner, and owner to owner transfers only)</b> <b>*does not apply to developer to builder transfers</b>	\$500
<b>Upfront Monthly Assessments Collected at Closing (2 months)</b>	
<b>Document Fee &amp; Transfer Fee</b>	\$375 Document \$175 Transfer \$100 transfer* (*developer to builder & builder to builder)
<b>Third-Party Disclosure Processing Fee (homewisedocs.com)</b>	\$50/ per disclosure
COMMERCIAL Property Transfer Fees	
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<b>Additional Property Setup Fees</b>	
<b>Third-Party Disclosure Fee</b> (homewisedocs.com)	\$50/ per disclosure
<b>Disclosure Rush Fee – 1 Business Day</b>	\$300 + Third-Party Fee
<b>Disclosure Rush Fee – 3 Business Days</b>	\$150 + Third-Party Fee
<b>Disclosure Update Fee – After 30 days</b>	\$50 + Third-Party Fee
<b>Lender Documentation Fee</b>	\$100
<b>Foreclosure Monitoring Fee</b>	\$75

<b>Additional Fees</b>	
<b>Collection Demand Letter Fee</b>	\$35
<b>Collection Pre-Lien Letter Fee</b>	\$110
<b>Foreclosure Monitoring Fee</b>	\$75
<b>Payment Plan Administration Fee</b>	\$50
<b>Interest (applied monthly for delinquent account until paid in full)</b>	18%
<b>Replacement or Additional Access Cards (new owners are provided with two free access cards)</b>	\$10 each