



### Realtor and Title Summary Sheet- Falls Imperial Oaks (Spring, TX)

Association Legal:	The Falls at Imperial Oaks Homeowners Association, Inc.
Website:	<a href="https://hnfio.previews.townsg.io/0">https://hnfio.previews.townsg.io/0</a>
FAQs:	<a href="#">Community FAQs</a>
Resale Requests:	Community Archives: <a href="https://marketplace.communityarchives.com/login">https://marketplace.communityarchives.com/login</a>
Manager Contact:	Kristine Sharara, General Manager 832-813-7170 office <a href="mailto:HNFIOManager@goodwintx.com">HNFIOManager@goodwintx.com</a>
On-Site Office:	31220 Birnham Woods Dr, Spring, TX 77386
On-Site Office Hours:	Monday to Friday, 9 am to 5 pm
Resales Dept:	Goodwin & Company Zac Leifeste, Resales Supervisor 512-502-7543 <a href="mailto:resales@goodwintx.com">resales@goodwintx.com</a> 11950 Jollyville Rd, Austin, TX 78759
Annual Dues:	\$650 (To HOA)
Foundation Fee:	0.25% of the gross sales price (To HOA)- i.e., \$600,000 would be \$1,500
Resale Package:	\$375
Transfer Fee:	\$275

Below is information about what's included in the resale packages and a general overview of what the resale/transfer fees are paying for:

What's included in a resale package:

- Resale Certificate
  - o Statement of Account (if the Limited or Comprehensive Closing Package is requested)
- 2024 Budget
- Association Balance Sheet
- Articles of Incorporation
- DCCRs (Declaration, Community Manual, Restrictive Covenants, Etc.)
- Bylaws
- Rules, Policies, Resolutions
- Architectural Form (Arch guidelines, Design guidelines)
- Insurance Certificate and Policies
- Litigation Disclosure (if applicable)



- Reserve Study
- New Owner Contact Information Sheet
- Welcome to Goodwin & Company letter

Description of resale packages and fees:

*The sales contract between the seller and the buyer will stipulate what association information and/or documents are required to be disclosed to the buyer. Whether the association requires a full set of resale documents or not for any property being sold within the association, it is not up to the association to make that decision on behalf of the transacting parties. If the sales contract calls for a resale certificate and the supporting association documents, we are required to render said documents within 10 business days of the request.*

*The resale certificate provides transparency about the community and the homeowner's financial obligations to the association. The resale certificate gives specific information about the property being sold and where it stands within the association including disclosing any past due balances, recent violations, any pending litigation within the association, and all fees that are due upon closing. It also protects all parties involved by allowing sellers to disclose their standing within the association, letting buyers know that the association is in good financial standing and minimizing the financial risk for the association. Resale certs reduce liability for the HOA if the seller isn't up to date on payments. The governing documents will also provide transparency to the buyer on how the association operates, deed restrictions within the association, and legal ramifications of any homeowner who is delinquent on their assessments.*

*Regarding the resale/transfer fees, the resale fee is paying for the resale documents, the work that goes into providing those, and for taking the liability of accuracy of the information within. Goodwin has a large contingent liability for any misstatement, so part of this fee pays us for incurring this liability and possible litigation. If we make an error on the resale certificate or any other association document, Goodwin is paying for that mistake and not the association. The association does not pay anything towards this process, nor does it receive any income from it.*

*The transfer fee is paying for the work that goes into receiving/processing the closing documents from the title company, closing out the previous owner's account, and setting up the new owner's account while generating the welcome letter with the new owner's account information that is sent out.*