



Realtor Information

The Hills POA is managed by PS Property Management please contact us at info@psprop.net or call (512) 251-6122 with any questions on resales and pricing.

- The Hills has a standard For Sale/For Lease sign that must be purchased through Stokes Sign Company. 1909 Ranch Road 620, Suite # C, in Lakeway. Telephone: (512) 263-7446
- Open Houses may be held on any Saturday or Sunday from 12:00 pm to 5:00 pm, but not both days in one weekend. All perspective buyers must be accompanied by a licensed Realtor, or their name must be added to the guest list of the house for sale.
- **Generic** open house signs are permitted the day of the open house only. Any realtor signs with company names, logo will be removed from the site.
- **Generic** directional signs may be used with one sign permitted at an intersection.
- All owners in The Hills are required to have a social membership which is separate and apart from The Hills POA. To get membership information, please call The Hills Country Club at 512.261.7200.
- For the Amended Deed Restriction, please go to thehillspoa.nabrnetwork.com, click on the Resources tab, then click on Governing Documents.

How to Update Fees on TRID Loan Estimate Fee Schedule

Regular Assessments: these fees are found on the Lender Questionnaire templates.

- Go to Manage Associations > Association Data
- Select the Association from the dropdown
- Scroll down to the Assessments and Budget Information section
- Update the Regular Assessment amount(s) and click Save Changes

Special Assessments: these fees are found on the Lender Questionnaire templates.

- Go to Manage Associations > Association Data
- Select the Association from the dropdown
- Scroll down to the Homeowner Information section
- Update the Special Assessment information and click Save Changes

Other Fees (Transfer Fee, Capital Contribution, Move In Fee, etc.):

- If these fees require any changes or more need to be added, please submit the request to cmsupport@homewisedocs.com

Other Developer Fees (for New Home Sales):

- If these fees require any changes or more need to be added, please submit the request to cmsupport@homewisedocs.com

Comments:

- Go to Manage Associations > TRID Comments *NEW*
- Select the Association from the dropdown
- Scroll down to the bottom section
- Enter/Update the Comments in the General Comments box
- Click the Save Comments button



TRID Loan Estimate Fee Schedule for Hills of Lakeway POA

The following information is provided by PS Property Management Company, Inc. to assist you in completing the Loan Estimate. This form lists all available products for the Association and should not be considered a recommendation of what to obtain for your real estate/financing transaction. Identify the items you will order and enter the corresponding fees on the Loan Estimate.

Required Payments	Fee	When Paid
New Account Set Up Fee	\$190.00	At Close
Regular Assessment Amount	\$575.00	Sem-Annually
Compliance Packages	Fee	When Paid
Premier Resale Certificate Package PLUS the Statement of Account and Inspection	\$525.00	Up Front
Products included, if they pertain to the Association: Inspection Form *Important New Buyer "Welcome" Info Budget Articles of Incorporation Statement of Account Resale Certificate/TREC Form Resolutions Policies Bylaws CCRs-Condo Declaration Current Unaudited Financial Documents Insurance Dec Page Litigation Reserve Reports Rules and Regulations Special Assessments		
Resale Certificate Package PLUS the Statement of Account REQUIRED FOR RESALE. This bundle includes a TREC form and association documents necessary for closing.	\$375.00	Up Front
Products included, if they pertain to the Association: *Important New Buyer "Welcome" Info Budget Articles of Incorporation Statement of Account Resale Certificate/TREC Form Resolutions Policies Bylaws CCRs-Condo Declaration Current Unaudited Financial Documents Insurance Dec Page Litigation Reserve Reports Rules and Regulations Special Assessments		
Bundle & Save	Fee	When Paid

1. Premier Lender Questionnaire Bundle (Best Value!) EVERYTHING your underwriter needs to quickly underwrite the subject property. Products included, if they pertain to the Association: Lender Questionnaire Budget Articles of Incorporation Resolutions Policies Bylaws CCRs-Condo Declaration Current Unaudited Financial Documents Insurance Dec Page Rules and Regulations	\$225.00	Up Front
2. Limited Lender Questionnaire Bundle Minimum documentation for underwriting the subject property. For most comprehensive package, please see Premier Lender Bundle above. Products included, if they pertain to the Association: Lender Questionnaire Budget Insurance Dec Page	\$175.00	Up Front
Refinance Statement of Account Package Products included, if they pertain to the Association: Refinance Statement of Account Budget Current Unaudited Financial Documents Insurance Dec Page	\$125.00	Up Front
Individual Disclosure Forms and Association Documents	Fee	When Paid
Inspection Form	\$169.00	Up Front
Lender Questionnaire	\$145.00	Up Front
Additional Fees (Optional)	Fee	When Paid
CD Delivery Fee	\$30.00	Up Front
Credit Card Convenience Fee (for credit card payments only)	\$7.95	Up Front
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$65.00	Up Front
Custom Questionnaire Rush Fee (*Add this fee to Questionnaire Rush Fees)	\$35.00	Up Front
Lender Questionnaire 1 business days Rush Fee	\$65.00	Up Front
Lender Questionnaire 2 business days Rush Fee	\$40.00	Up Front
Lender Questionnaire Update from 1 to 31 days	\$25.00	Up Front
Multi-Product Order 1 business days Rush Fee	\$125.00	Up Front
Multi-Product Order 3 business days Rush Fee	\$75.00	Up Front
Multi-Product Order 5 business days Rush Fee	\$50.00	Up Front
Refinance Statement of Account Update from 1 to 14 days	No Cost	No Cost
Refinance Statement of Account Update from 15 to 60 days	\$25.00	At Close
Refinance Statement of Account Update from 61 to 90 days	\$50.00	At Close

Resale Certificate/TREC Form 1 business days Rush Fee	\$125.00	Up Front
Resale Certificate/TREC Form 3 business days Rush Fee	\$75.00	Up Front
Resale Certificate/TREC Form 5 business days Rush Fee	\$50.00	Up Front
Resale Certificate/TREC Form Update from 1 to 180 days	\$75.00	Up Front
Rush Existing Order (*Add this fee to Rush Fees)	\$25.00	
Statement of Account 1 business days Rush Fee	\$125.00	Up Front
Statement of Account 3 business days Rush Fee	\$75.00	Up Front
Statement of Account 5 business days Rush Fee	\$50.00	Up Front
Statement of Account Update from 1 to 14 days	No Cost	No Cost
Statement of Account Update from 15 to 60 days	\$25.00	At Close
Statement of Account Update from 61 to 90 days	\$50.00	At Close
Three Day Shipping Fee	\$45.00	Up Front
TRID	Fee	When Paid
TRID-List of Fees and Charges (NOT TO BE USED FOR CLOSING)	No Cost	No Cost

Loan Estimate Disclaimer: Fees vary by association and individual units and cannot be finalized until the closing of a transaction. Fees including, but not limited to, Regular Assessment Amount, Special Assessments, Transfer Fees, Capital Contributions, Move In Fees, Collection Fees, etc. may be assessed to each property and will be finalized on the Closing Disclosure. Please work with the Closing Agent to obtain these exact fee amounts.

All fees are subject to change without notice and can only be finalized at the time a transaction is prepared to close and the Closing Disclosure is completed.

Comments: