

Sun City Grand Resales Information for Realtors and their clients

Sun City Grand is an age-restricted community primarily for age 55 plus. We allow up to 15% of owner occupants to be age 45 plus. No one under age 19 can live here.

We are notified of the sale by the Title Company.

If possible, Realtor needs to give to the Title Company the purchaser's full name(s), address and email address.

SCG has 10 days to respond with our demand (legal requirement), but we usually respond within 24-48 hours.

The Standards Department Inspector will go out to the property and do the "resale inspection" to determine if there are any non-compliant issues. We include any non-compliant issues in our "Disclosure" to the purchaser.

Should the Listing Agent or the Buyer's Agent request property-specific information from the SCG Standards Department, a person-specific, written authorization from the Seller must be presented at the time the request is made.

We respond to the Title Company via email with our demand for the amount of monies to withhold from the parties at closing, and as a courtesy, we disclose any non-compliant issues to the Title Company.

We do not know Realtor names, but the Title Company can forward the information to the Realtor if requested.

We provide via email our disclosures to the purchaser as required by Arizona Statutes. We include the amount of monies that will be withheld at closing for SCG fees, and the list of non-compliant issues, if any.

We direct purchasers to our website for the Governing Documents.

In the meantime, the Standards Department will notify the Seller of any non-compliant issues they have found and give the Seller a deadline for correcting the issues.

Our disclosure letter to the purchaser includes language that the non-compliant issues that have not been corrected by the closing date must be corrected by the purchaser within 30 days after closing.

After closing, purchasers may obtain up to two Activity Cards for qualified occupants. Additional Cards are available to Qualified Occupants for a cost of one-half the Annual Assessment.

Current SCG Resale Fees as of October 2018 (subject to change):

\$130	Resale Disclosure Statement Fee
\$100	Resale Transfer Fee
\$170	Architectural Review Committee Fee
<u>\$1,425</u>	CARE Fee (Community & Resident Enhancement)
\$1825	

Buyers and their agents can go to grandinfo.com / suncitygrand.com and click on the Grand Living / Grand Homes link for further information about the Sun City Grand community.

CARE FEE. Except as set forth below, all Owners of Lots who acquire their Lots from an Owner shall pay a Community and Resident Enhancement Fee ("CARE Fee") at the time of voluntary conveyance of ownership rights in the Lot. The CARE Fee shall be secured by the lien for assessments as set forth in Section 9.10 and shall burden the Lot after conveyance of ownership rights in the Lot. The Owner of the Lot after the conveyance of ownership rights in the Lot shall also be personally obligated to pay the CARE Fee. Unless otherwise directed by the transferor (the seller and transferee (the of a Lot, the Association shall collect the CARE Fee owed by the transferee through the close of escrow if the Association is notified of the conveyance and if a title company is used to facilitate a particular conveyance of a Lot. The transferor and transferee may allocate the payment of the CARE Fee through the escrow process between the transferor and transferee in any manner. The failure of the Association to be notified of a conveyance shall not affect the obligation of the new Owner to pay the entire CARE Fee and shall not impact the lien against the Lot for the CARE Fee.

No CARE Fee shall be payable with respect to: (a) the transfer or conveyance of a Lot by devise or intestate succession; (b) a transfer or conveyance of a Lot for estate planning purposes; or (C) a transfer or conveyance to a corporation, partnership or other entity in which the grantor owns a majority interest unless the Board determines, in its sole discretion, that a material purpose of the transfer or conveyance was to avoid payment for the CARE Fee, in which event a CARE Fee shall be payable with respect to such transfer or conveyance.

Each Member of the Association who owns a Lot on January 1, 2008, qualifies for a one-time exemption should the Member obtain ownership of another Lot in Sun City Grand and if an exemption has not been previously exercised. A Member may exercise this one-time exemption if evidence of a purchase contract for another Lot within Sun City Grand is provided to the Association's office within 90 days of the closing date of their Dwelling Unit.

Any and all CARE Fees collected shall not be used to pay for operating expenses. Rather, the CARE Fees shall be used only for funding community development and enhancements, developing new community facilities, and enhancing and expanding existing community facilities and programs.

Effective January 1, 2008, the CARE Fee shall be an amount equal to the Base Assessment in effect at the time of closing of escrow or conveyance. (Clarification - Base Assessment is legal term for annual dues)