



Wendell Falls Community Association, Inc.

Closing Cost Summary Sheet - Builder to Owner 2025

Wendell Falls Community Association

Please note the following instructions for closing cost fees are subject to change. For an accurate account of individual unit closing fees applicable at turn of sale please place your order through www.homewisedocs.com.

Disclose to Owner the recurring assessment rate of **\$95.00** due on the 1st of each **Month**. Assessment amounts should be prorated from date of closing to end of **Month** as well as collection of the full next **Monthly** assessment.

Disclose to Owner the recurring assessment rate of **\$66.45** (Encore Master) due on the 1st of each **Month**.

For homes with a Rear/Alley-Loaded garage, include:

- Alley Fee - \$5.00

Neighborhood Assessments: Monthly

- Townhome Assessment1 (w/Alley) Service #2 - \$86.00
- Townhome Assessment2 (w/Alley) Service #6 - \$95.00
- Townhome Assessment3 Service Area #7 - \$90.00
- Neighborhood Assessment Age Targeted SA #3 - \$100.00
- Alley Fee for any rear-loaded/alley home - \$5.00

The following monies are payments due at turn of close:

- Assessments as noted above payable to **Wendell Falls Community Association**
- Capitalization Fee of **\$190.00** payable to **Wendell Falls Community Association**
- Capitalization Fee (Encore) **\$132.90** payable to **Wendell Falls Community Association**
- Disclosure fee of **\$375.00** payable to **CCMC/Homewisedocs**
 - Update fee of **\$50.00** payable to **CCMC/Homewisedocs** for update requests placed after 30 days from original order.
 - Rush fee of **\$100.00** payable to **CCMC** for orders placed on a rush status.

Please mail checks, along with the warranty deed and homeowner information sheet to:

CCMC
8360 E Via de Ventura, Suite L100
Scottsdale, AZ 85258



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Rates and Fees are subject to change. For resale closings within **Wendell Falls Community Association**, please go online to www.homewisedocs.com; resale disclosure statements and CIC documents will be available also from homewisedocs.com.