



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

Association Legal: The Falls at Imperial Oaks Homeowners Association, Inc.
Property Code: HNFIO
Management ID: 6587
TownSq HOA Portal: <https://hnfio.previews.townsq.io/0>
Website: www.fallsimperialoaks.com
FAQs: [Community FAQs](#)
Resale Requests: Community Archives:
<https://marketplace.communityarchives.com/login>
Manager Contact: Macy Davis, On-site Community Manager
832-813-7170 office
346-502-3374 work mobile
HNFIOManager@goodwintx.com
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
512-502-2113 office
resales@goodwintx.com
11950 Jollyville Rd.
Austin, TX 78759
Annual Dues: \$745 (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: \$340

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

What is included in a resale package:

- Resale Certificate
 - o Statement of Account (if the Limited or Comprehensive Closing Package is requested)
- 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 must be disclosed to the buyer. Whether the association requires a full set of resale documents for any property being sold within the association 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 ten 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, pending litigation, and all fees 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 is not 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 accurate information within. Goodwin has a large contingent liability for any misstatement, so part of this fee pays us for incurring this liability and litigation. If we make an error on the resale certificate or any other association document, Goodwin pays for that mistake, not the association. The association does not pay anything towards this process or receive any income from it.

The transfer fee pays for the work involved in 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.