



The
VETERANS
Team

ACTIVE ADULT & SENIOR COMMUNITY FEES

WestUSA
REALTY

Buy | Sell | Invest

www.TheVeteransTeam.com



TIGER MYERS
REALTOR® | GRI | CRS | SRES | MCNE
LT COL USAF - RETIRED
(602) 501-8443
Tiger@tvt.team

JOHN WHALEN
REALTOR® | CNE | CRMS
CWO US ARMY - RETIRED
(623) 210-2997
John@tvt.team



Shared Service... Shared Values

FEE	AMOUNT	OCCURANCE	WHO PAYS
Sun City 623-876-3000 www.suncityhoa.org			
Tenant Activity Card-Privilege Card Renter	\$248.00	Annual	Buyer
Tenant Rate - Per Person	\$75.00	Monthly	
Resale Transfer Fee & Recording Fee	\$300.00	One Time	Buyer
Annual Recreation Fee (per lot)	\$496.00	Annual	Buyer
Capital Preservation Fee/Improvement	\$3,500.00	One Time	Buyer
Dawn Lake Preservation Fee & Transfer Fee	\$1,330.00	One Time	Buyer
Dawn Lake Assessment Fee (Pro-rated)	\$670.00	Annual	Buyer
View Point Lake Fee 623-876-3000 (Pro-rated)	\$356.00	Annual	Buyer
Sun City Homeowner's Disclosure Fee	\$200.00	One Time	Seller
Sun City West 623-544-6100 www.suncitywest.org/feestaxes.htm			
Resale Transfer Fee (per each resale)	\$250.00	One Time	Buyer
Annual Associate Member dues (per person on title)	\$465.00	Annual	Buyer
Asset Preservation Fee (New Residents)	\$3,500.00	One Time	Buyer
Disclosure Packet Fee	\$125.00	One Time	Seller
Tenant Activity Card (1 to 6 Per Month Lease)	\$77.50	Per Month	Tenant
Tenant Activity Card (7 to 12 Month Lease)	\$445.00	Annual	Tenant
Guest Card (per person)	\$3.50	Daily	Tenant
PORA (Property Owners & Residents Association) Voluntary	\$20.00	Annual	Buyer
*Sun City Grand 623-546-7444 www.grandinfo.com			
Resale Transfer Fee (ONE TIME)	\$100.00	One Time	Buyer
Tenant Card	\$200.00	Annual	Buyer
Resale Disclosure Statement Fee	\$130.00	One Time	Seller
Architectural Review (Arch Fee)	\$170.00	One Time	Buyer
C.A.R.E. Fee (Community & Resident Enhancement)	\$1,425.00	One Time	Buyer
Homeowner's Annual Assessment	\$1,425.00	Annual	Buyer
*230: Fees charged by SCG If contract falls out after HOA has started transfer/Inspectn, Items			
Westbrook Village 623-561-0099 www.westbrookvillage.org			
Resale Disclosure Fee (One Time)	\$350.00	One Time	Seller
Recreation Fee (per household-no limit on # of persons)	\$620.52	Annual	Buyer
Capital Preservation Fee	\$3,308.00	One Time	Buyer
CC&R Documentation (Rush Fee is \$100 More)	\$50.00		Seller

NOTE: Fees listed DO NOT include Condominium Association Fees unless stated.



Sun City Festival 602-957-9191		www.delwebb/xcommunities/az/buckeye/sun-city-festival/index.asp	
HOA Transfer	\$125.00	One Time	Buyer
Capital Improvement Fee	\$798.00		Buyer
HOA Fee (cable assessment not charged)	\$399.00	Quarterly	Buyer
Resale Disclosure Fee	\$275.00	One Time	Seller
Community Enhancement	.0025 of Selling Price		Buyer
Arizona Traditions/1st Service Residential 623-876-3000		www.azthoa.net	
Disclosure Fee	\$245.00		Seller
HOA Transfer Fee	\$155.00		Buyer
Homeowners Dues (Incl. common area maint., guarded gate, all amenities)	\$143.00	Monthly	Buyer
C.A.R.E. Fee	\$1,716.00	One Time	Buyer
Ventana Lakes 623-566-6001 Colby Mgt.		www.vlpoa.org	
Preservation and Document Fee	\$2,400.00	One Time	Buyer
HOA Fee – Single Family Homes	\$325.00	Quarterly	
HOA Fee – Townhomes	\$585.00	Quarterly	
Transfer Fee	\$185.00	One Time	Buyer
Sun Village 623-584-6904 HOA		www.sunvillage.org	
Resale Disclosure Fee (Community Association)	\$400.00	One Time	Seller
Zuni Community Fees	\$242.00	Monthly	Buyer
Pueblo & Comanche I Community Fees	\$215.00	Monthly	Buyer
Pima, Hope, Kiowa, Shawnee, Comanche II Comm. Fees	\$148.90	Monthly	Buyer
Preservation Fee Single Family	\$1,750.00	One Time	Buyer
Condo Preservation Fee (Plus SF Preservation Fee)	\$1,000.00	One Time	Buyer
Disclosure Condo Fee	\$200.00	One Time	
Condo Community Fees (Per Household Per Month)	\$302.50		
Trilogy 623-215-6259		www.associatedasset.com	
Capital Improvement	\$2,034.12	One Time	Buyer
Basic HOA	\$924.00	Quarterly	Buyer
Resale Transfer Fee	\$400.00	One Time	Seller
Corte Bella/First Service 480-551-4300		www.cortebella.net	
Reserve Fund	\$896.00	One Time	Buyer
Resale Disclosure Fee	\$245.00		Seller
Transfer Fee	\$155.00	One Time	Buyer
Home Owners Association	\$448.00	Quarterly	Buyer
Pebblecreek 480-895-9200		www.pebblecreekhoa.org	
HOA Fee	\$1,224.00	Semi Annually	Buyer
Transfer Fee + Architectural Landscape Fee of \$50	\$300.00	One Time	Buyer
Disclosure Fee	\$50.00	One Time	Seller
Sundance 623-327-0849		www.sundanceadulthoa.org	
Active Adult Community Fee	\$263.99	Quarterly	Buyer
Master Community Fee	\$8.00	Quarterly	Buyer

Information deemed reliable, but not guaranteed. Sales associates are advised to check with appropriate sources to verify information.