Robson Ranch Casa Grande HOA

Home Resale/Refinance Information Requests from the HOA

If you are in the process of selling or refinancing your home in Robson Ranch Casa Grande, please read through the following information to help understand the HOA requirements to ensure that any liens related to your property are correctly released before closing. If you own a villa, you will need to get an HOA demand from the Master HOA, as discussed here, as well as one through the Villas management company.

In order to sell or refinance your home, your title company and/or mortgage lender will need documentation from the HOA confirming any unpaid balances and/or violations connected to your property. In most cases the title company requests this directly from the HOA after the contract is signed. It is not necessary to contact the HOA to start this process unless it is requested by your mortgage or title company.

The HOA has setup the following website to initiate all HOA resale/refinance requests:

https://robson.condocerts.com

There are fees related to these requests:

- Resale (Processed within 10 days):
    - Disclosure Fee - $50 (Generally paid by the Seller)
    - Administrative Fee - $350 (Generally paid by the Buyer)
    - Total Document Fees - $400.00
    - If you need the demand faster than 10 days, there is a 72 Hour Rush option available for an additional $100.
    - Capital Contribution Fee – Equal to the annual dues rate for the current year (this is a onetime fee generally paid by the buyer that was voted on by the homeowners in 2019. All funds collected go into the HOA's reserve fund for future repair and maintenance of the property.)
        - For 2024 - $2744.00
- Refinance
    - Disclosure Fee -$200
- Villas resale fees: for Unit 20 – note that these are additional fees (they pay both master and villa)
    - Admin Fee $350
    - Disclosure $50

- HOA Assessments (For 2024): $1603.66 Semi-Annual (Due 2/1 and 8/1 w/ 15 day grace period)

Frequently asked questions when Buying/Selling a home in Robson Ranch Eloy:

- Q: How often are the Dues billed?
  - A: Semi-Annually on February 1st and August 1st
- Q: I am refinancing and need a statement/account history and insurance certificate, how do I get this?
  - A1: If they only need a statement you can send your last statement showing the dues amounts OR
  - A: Have your Lender or Title Company order a Refinance package on robson.condocerts.com
- Q: (Seller) I overpaid at my closing, will I get a refund if I sent in a payment to Robson AND paid again at title?
  - A: Yes, any overpayments (example: Member Card balances) will be refunded. It may take 30-45 days to receive all of the documents from the Title Company and process a refund check. Please ensure we have an updated address on file for you.
- Q: (Seller) Will I get a refund of any dues I paid in advance?
  - A: Yes, you are only responsible for dues through the day you sell your home. Dues are prorated based on the close date and will reflect on Seller/Buyer closing statements prepared by the title company. If any additional payments were made before closing that were not included at closing, the HOA will refund any excess funds back to the Seller.
- Q: Will the Food Minimum be prorated when I at closing?
  - A: Yes. You are only responsible for the food minimum through your closing date. A prorated remaining amount will be provided to the title company prior to closing.
- Q: If I already own a home in the Community and I am buying an existing resale, does the Capital Contribution Fee get waived?
  - A: No, the Fee does not get waived. It is due at closing regardless of whether you have a home already in the community. If you Buy and Sell within the community, within 12 months, you are eligible for a refund of the Fee. After both homes close, please submit documentation to HOADues@robson.com and request a reimbursement for the fee paid at closing.
- Q: (Buyer) After I close on my new home, where do I go from there?
  - A: You can take your Deed to the front desk in the clubhouse and they can activate your HOA Member Account for your household. This may include the gate fob's etc...