



S.B.S. LIEN SERVICES
SIMPLY BETTER SERVICE

Schedule of Fees

SERVICES PERFORMED	FEES CHARGED
Stage 1: Pre-Lien Letter <ul style="list-style-type: none">Obtain and review current title informationReview governing documents and collection policyComputation of charges in accordance with Civil CodeMail Pre-Lien letter to owner(s) in accordance with Civil Code <i>(Costs to be estimated at \$50.00 for mailings)</i>	\$350.00 + costs
Stage 2: Lien Recording <ul style="list-style-type: none">Prepare Notice of Delinquent Assessment LienRecord LienMail Lien to owner(s) in accordance with Civil Code <i>(Costs to be estimated at \$290.00* for mailings & recordings)</i>	\$400.00 + costs
Stage 3: Notice of Default <ul style="list-style-type: none">Prepare Notice of DefaultBankruptcy VerificationRecord Notice of DefaultMailings as required by Civil CodePersonally serve owner Decision to Foreclose and Notice of DefaultObtain Trustee's Sale Guarantee (TSG) from title insurance company <i>(Costs to be estimated at \$900.00* for mailings, recordings & TSG)</i>	\$350.00 + costs
Stage 4: Notice of Sale <ul style="list-style-type: none">Title ReviewPrepare and Record Notice of SaleMailings as required by Civil CodePublish Notice of SalePost Notice of Sale at propertyConduct Trustee's SalePrepare and Record Certificate of SalePrepare and Record Trustee's Deed Upon Sale <i>(Costs to be estimated at \$2,225.00* for mailings, recordings & publishing)</i>	\$125.00 + costs
Additional Services Available <ul style="list-style-type: none">Small Claims Filing (prepare, file and monitor case)Database Search/Skip TracePayment Plan preparation feePayment Plan Monitoring/processing fee (per each six months)Payment Plan Default Letter (breach letter)Payment Plan Void processing feePartial payment processing feeEscrow Demand FeeBasic Bankruptcy InformationBankruptcy Monitoring	\$300.00 \$25.00 \$100.00 \$350.00 \$25.00 \$150.00 \$50.00 \$150.00 no charge \$200.00

The above **costs** are *estimates* and will be adjusted upon receipt of invoices from our vendors. Any and all fees and costs incurred by S.B.S. Lien Services will be the responsibility of the Association should the collection action result in a completed foreclosure on behalf of the Association or if a Senior Lien holder extinguishes the Association's lien via a Trustee's Sale or other judicial or non-judicial action.

*Each document submitted to the county recorder's office for recording will be charged \$75.00 pursuant to Government Code Section 27388.1

Each file will be charged a onetime \$60.00 online service provider cost, a \$25.00 title check cost and a \$25.00 set up fee