

Escrow Instructions-Payoff
Grey Oaks Homeowners Association
Stellar Community Management, LLC

Property Information:

5804 Bottomley Pl
Glen Allen, VA 23059-5770
Seller: Joel Silverman
Buyer: Vishal PARIKH

Requestor:

Cardinal Title Group
Cardinal Group
301-664-4801
Estimated Closing Date: 06-06-2025

General Information

This information is good through	06 03 2025
Is this account in collections?	No
What is the current regular assessment against the unit?	735.00
What is the frequency of the assessment charge?	Semi-Annually
The regular assessment is paid through:	12 31 2025
Comments: Assessments are billed in two installments of \$370 due Jan 1, and \$365 due July 1.	
The regular assessment is next due:	01 01 2026
What day of the month are regular assessments due?	1
How many days after the due date is the regular assessment considered delinquent?	15
The penalty for delinquent assessments is:	10%

Specific Fees Due To Grey Oaks Homeowners Association

Closing agent is required to collect the following number of additional regular assessments at closing:	0
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	No
Owner's current balance due (you may total the owners balance due using the breakdown below):	See Below

General Association Information

Are there any violations against this unit?	
Is the association or the developer (if the project has not been turned over to the homeowners association) involved in any current or pending litigation? If yes, a comment is required. (Do not include neighbor disputes or rights of quiet enjoyment, litigation where the claim amount is known and the insurance carrier will provide defense and coverage, or where the HOA is named as a plaintiff in a foreclosure action or to collect past due assessments).	No

Insurance Information

Insurance broker's or agent's company name:	Connie Phillips Insurance Agency
Identify the insurance agent's name:	Rose Robinson
Insurance agent's phone number:	301-662-5717



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Insurance agent's fax number:
Insurance agent's email address:

301.662.0556
rrobinson@insurance-
financial.net

Lesley Reed

Angela Young, Manager

Date: 06-03-2025

Stellar Community Management, LLC

Phone: 804-273-1333



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Comments:

A Capital Contribution is due from each purchaser in the amount of \$971.92



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Fee Summary

Amounts Prepaid

Dues Request-Escrow Instructions (1st Request Free, Updates \$50)	\$0.00
Rush Fee	\$0.00
Total	\$0.00

Fees Due to Stellar Community Management, LLC

New Account Set Up Fee	\$70.00
Total	\$70.00

Fees Due to Grey Oaks Homeowners Association

Working Capital Contribution	\$971.92
Total	\$971.92



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PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER MN44HV972 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

Fees Due to Stellar Community Management, LLC

New Account Set Up Fee	\$70.00
Total	\$70.00

Fees Due to Grey Oaks Homeowners Association

Working Capital Contribution	\$971.92
Total	\$971.92

Include this confirmation number MN44HV972 on the check for \$70.00 payable to and send to the address below.

Stellar Community Management, LLC
11543 - A Nuckols Road
Glen Allen, VA 23059

Include this confirmation number MN44HV972 on the check for \$971.92 payable to and send to the address below.

Grey Oaks Homeowners Association
11543 - A Nuckols Road
Glen Allen, VA 23059



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Requestor:

Cardinal Title Group
Cardinal Group
14291 Park Meadow Drive
Chantilly, VA 20151
301-664-4801
kdebell@cardinaltitlegroup.com

Closing Information

File/Escrow Number:
Estimated Close Date: 06-06-2025
HomeWiseDocs Confirmation #: MN44HV972

Sales Price: 1010000
Closing Date:
Is buyer occupant? Yes

Status Information

Date of Order: 05-29-2025
Board Approval Date:
Order Completion Date: 06-03-2025
Date Paid: 05-29-2025

Order Retrieved Date:
Inspection Date:

Community Manager Information

Company: Stellar Community Management, LLC
Completed By: Lesley Reed
Primary Contact: Angela Young
Address:
11543 - A Nuckols Road
Glen Allen, VA 23059
Phone: 804-273-1333
Fax: 804-273-1334
Email: ayoung@stellarcommunitymanagementllc.com

