LEISURE LIFE
REAL ESTATE
BY SEVEN GABLES

LEISURE WORLD
SEAL BEACH

BUYER'S INFORMATION GUIDE

Your ultimate guide to finding the perfect home and thriving in Leisure World Seal Beach, brought to you by trusted resident Realtor Mark Hughes.

With 30 + years each in real estate and a proven track record, we'll guide you through every step of the Leisure World process to ensure a smooth and successful transaction.

818-480-2864

Mark Hughes
Real Estate Broker

mhughes@sevengables.com
LEISURELIVINGRESALES.COM

Judy Hughes
Staging & Remodeleing

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ITEMS NEEDED FOR LEISURE WORLD BUYER QUALFICATIONS

Identity Verification of Minimum 55 Years of Age

Signed Mutual Operations Disclosure

Signed Active Adult Community Disclosure

Last 2*** Years of Tax Returns (1st two pages of the 1040) Documenting Necessary Monthly Requirement

6 Months of Account Statements Showing Financial Requirements

Checking, Savings, IRA or Closing Statement for the Sale of a Property

MUTUAL	IDENTITY VERIFICATION	MONTHLY REQUIREMENT	FINANCIAL REQUIREMENT	SPECIAL INSTRUCTIONS	LAST UPDATED	MUTUAL
ONE	PP or BC & DL or REAL ID	5xMonth Carrying Charge	$50,000.00	FICO Score Minimum 700	Jan-26	**ONE**
TWO	PP or BC & DL	4xMonth Carrying Charge	$25,000.00 + Purchase Price	FICO Score Minimum 650 & Accepts Alternative Calculations	Jan-26	***TWO***
THREE	PP or BC & DL	4xMonth Carrying Charge	$25,000.00		Jan-26	**THREE**
FOUR	PP or BC & DL	4xMonth Carrying Charge	$50,000.00 + Purchase Price	***3 Yrs Verifs***	Jan-26	**FOUR**
FIVE	PP or BC & DL	4xMonth Carrying Charge	$35,000.00 + Purchase Price	Accepts Alternative Calculations	Jan-26	***FIVE***
SIX	PP or BC & DL	4xMonth Carrying Charge	$25,000.00 + Purchase Price		Jan-26	**SIX**
SEVEN	PP or BC & DL	4xMonth Carrying Charge	$25,000.00		Jan-26	**SEVEN**
EIGHT	PP or BC & DL	4.5xMonth Carrying Charge	$50,000.00 + Purchase Price		Jan-26	**EIGHT**
NINE	PP or BC & DL	5xMonthly Carrying Charge	$50,000.00 + Purchase Price	Credit Report	Jan-26	**NINE**
TEN	PP or BC & DL	5xMonth Carrying Charge	$50,000.00		Jan-26	**TEN**
ELEVEN	PP or BC & DL	4xMonth Carrying Charge	$25,000.00	Credit Report	Jan-26	**ELEVEN**
TWELVE	PP or BC & DL	4xMonth Carrying Charge	$25,000.00		Jan-26	**TWELVE**
FOURTEEN	PP or BC & DL	4xMonth Carrying Charge	$50,000.00 + Purchase Price	FICO Score Minimum 620	Jan-26	**FOURTEEN**
FIFTEEN	PP or BC & DL	4.5xMonth Carrying Charge	$50,000.00 + Purchase Price		Jan-26	**FIFTEEN**
SIXTEEN	PP or BC & DL	5xMonthly Carrying Charge	$50,000.00		Jan-26	**SIXTEEN**
SEVENTEEN	PP or BC & DL	4.5xMonth Carrying Charge + Mortgage	$50,000.00 (12 Months) + Sales Price	FICO Score Minimum 620	Jan-26	**SEVENTEEN**

Updated January 2026

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MUTUAL	INSPECTION DEPOSIT	W/O INSPECTION PROCESSING	GRF TRANSFER FEE	ESCAPE TAX (if any)	NEW BUYER ORIENTATION/ MOVE IN FEE	MONTHLY FEE	ORANGE COUNTY USER FEES	MUTUAL
ONE	$ 10,000.00		$ 600.00	$ 6,500.00		$ 518.92	$ 22.85	ONE
TWO	$ 15,000.00		$ 600.00	$ 7,000.00		$ 586.95	$ 22.65	TWO
THREE	$ 15,000.00		$ 600.00	$ 6,500.00		$ 619.25	$ 22.92	THREE
FOUR***	$ 9,500.00		$ 600.00	$ 6,500.00		$ 588.26	$ 22.87	FOUR
FIVE	$ 15,000.00		$ 600.00	$ 6,500.00		$ 571.12	$ 22.85	FIVE
SIX	$ 15,000.00		$ 600.00	$ 6,500.00		$ 671.86	$ 22.97	SIX
SEVEN	$ 10,000.00		$ 600.00	$ 6,500.00		$ 558.21	$ 22.79	SEVEN
EIGHT	$ 12,000.00		$ 600.00	$ 6,000.00		$ 570.90	$ 22.92	EIGHT
NINE	$ 15,000.00		$ 600.00	$ 6,500.00		$ 596.49	$ 23.25	NINE
TEN	$ 15,000.00		$ 600.00	$ 5,000.00		$ 590.00	$ 22.95	TEN
ELEVEN	$ 15,000.00		$ 600.00	$ 6,500.00		$ 609.94	$ 23.04	ELEVEN
TWELVE	$ 10,000.00		$ 600.00	$ 6,500.00		$ 566.44	$ 22.71	TWELVE
FOURTEEN***	$ 10,000.00		$ 600.00	$ 6,500.00		$ 506.99	$ 22.83	FOURTEEN
FIFTEEN	$ 20,000.00		$ 600.00	$ 7,000.00		$ 612.79	$ 22.74	FIFTEEN
SIXTEEN	$ 6,500.00		$ 600.00	$ 6,500.00		$ 604.15	$ 22.81	SIXTEEN
SEVENTEEN			$ 600.00			$ 711.77		SEVENTEEN

Escrow Fee	$950.00 each side
Document/HOA Processing Fee	$150 each side
Electronic Storage Fee	$65.00 each side
FTB Filing Fee	$45.00 per Seller
Wire Fee	$30.00 per wire
Overnights Fee(s)	Rounded up to next $5.00

GRF Membership Fee Per Person	
First Person	$ 7,000.00
Second Person	$14,000.00
Co-Occupant Fee	$ 7,000.00
Co-Occupant Set – Up Fee	$120.00

Leisure World Seal Beach Buyer's Guide

Step 1: Understand Leisure World Seal Beach

Leisure World Seal Beach is more than just a housing community—it's a vibrant, secure, and active lifestyle destination designed exclusively for seniors aged 55 and older. Located in sunny Southern California, this gated community offers a blend of beautiful housing options, extensive amenities, and a strong sense of community, all set against the backdrop of a well-managed, cooperative environment. To fully appreciate the unique benefits of living in Leisure World, it's essential to understand its structure, housing types, governance, and amenities.

Overview of the Community

Leisure World Seal Beach is a 55+, 6600 unit community on 542 acres of lush, landscaped grounds. It features charming residential buildings, trust properties, and recreational facilities.

- **Security and Peace of Mind**: The community is gated and features 24-hour security, ensuring a safe, tranquil environment for residents.

- **A Resort-Style Lifestyle**: Leisure World offers a well-rounded lifestyle with social, recreational, and wellness activities tailored to active adults.

- **Centralized Location**: Located in Seal Beach, California, this community offers easy access to nearby shopping, dining, and beaches.

Housing Options

Leisure World offers two distinct types of housing options, each catering to different financial and lifestyle needs:

Stock Cooperatives (Mutuals 1–12 and 14–16):

- Residents own a share in the housing corporation instead of outright property ownership.
- Monthly fees include property taxes and maintenance costs, simplifying budgeting.
- Mortgages are prohibited, and the full purchase price must be paid upfront.

Condominiums (Mutual 17):

- Residents own their unit outright, just like traditional homeownership.
- Mortgages and reverse mortgages are allowed, offering more financial flexibility.
- Property taxes are paid directly by the homeowner.

Golden Rain Foundation (GRF)

The GRF is the central management organization responsible for overseeing trust properties and community operations.

- Facility Management: GRF oversees shared community facilities, including the clubhouses, aquatic center, fitness center, golf course, and library.

- Services: GRF provides vital services such as 24-hour security, community transportation, and maintenance of common areas.
- One-Time Amenities Fee: New residents pay a one-time fee to access the shared facilities, ensuring lifelong access to Leisure World's amenities.

Mutuals

Leisure World is divided into 16 Mutuals, which are independently governed housing corporations

- **Independent Governance:** Each Mutual has its own Board of Directors that sets rules and policies for its residents.

- **Customized Living:** Rules may differ significantly between Mutuals, covering everything from pet policies to guest stays.

- **Financial Structure:** Monthly fees vary depending on the Mutual, reflecting differences in maintenance costs, amenities, and building age.

Amenities and Lifestyle

Leisure World Seal Beach is renowned for its extensive amenities and social opportunities.

- **Recreation and Fitness:** A 9-hole golf course, aquatic center, fitness center, pickleball courts, and walking trails encourage an active lifestyle.

- **Social and Cultural Opportunities:** With 150+ clubs and activity groups, there's something for everyone, from gardening and photography to book clubs and sports teams.

- **Relaxation and Leisure:** Residents can unwind in shared spaces like the arts and crafts workshop, library, and serene outdoor areas.

Security and Transportation

Leisure World is designed to offer convenience and safety:

- **Gated Security:** With 24-hour staffed security gates, residents enjoy peace of mind and a worry-free environment.

- **Community Transportation**: A complimentary bus service helps residents navigate within the community and to nearby shopping centers like Seal Beach Village.

Why Choose Leisure World Seal Beach?

Living in Leisure World Seal Beach offers unparalleled benefits for seniors:

- **Convenience**: Essential services such as a pharmacy, medical center, post office, and credit union are available within the community.
- **Social Opportunities:** A rich array of clubs, events, and recreational activities fosters connection and engagement.
- **Low-Maintenance Lifestyle:** GRF and Mutual Boards handle property maintenance, allowing residents to focus on enjoying their retirement.

Why This Step is Important

Understanding Leisure World Seal Beach provides a foundation for making informed decisions about purchasing a home in the community. From the types of housing and governance structure to the extensive amenities and secure environment, Leisure World offers a unique and fulfilling lifestyle for seniors seeking comfort, activity, and community.
Let me know if you'd like further details on specific aspects of Leisure World Seal Beach!

Step 2: Know the Governance and Management

Leisure World Seal Beach is a meticulously managed community designed to create a secure, comfortable, and enjoyable living environment for seniors. Its governance and management structure is unique, with responsibilities shared between the Golden Rain Foundation (GRF) and Mutual Boards of Directors. Together, these entities ensure that the community runs smoothly, residents' needs are met, and the quality of life remains exceptional. Understanding how this system works is essential for both buyers and current residents.

The Golden Rain Foundation (GRF)

The GRF acts as the central management organization for Leisure World, overseeing trust properties and essential services.

Key Responsibilities:

Management of Shared Facilities:

1. GRF maintains and operates all shared facilities within Leisure World, including:
2. Clubhouses for meetings, events, and social gatherings.
3. Recreational facilities such as the golf course, aquatic center, and fitness center.
4. The library, pickleball courts, and arts and crafts workshops.

Security and Transportation:

1. GRF provides 24-hour gated security and complimentary bus transportation services to ensure convenience and safety for all residents.

Community Services:

1. GRF publishes the LW Weekly, a community newspaper that keeps residents informed about news, upcoming events, and announcements.
2. Financial Structure:

Monthly GRF Fees:

1. Residents pay a portion of their monthly fees to GRF to fund the maintenance and operation of shared facilities and services.

One-Time Amenities Fee:

1. New residents are required to pay a one-time amenities fee, which grants lifelong access to the facilities and services managed by GRF.

Unified Standards:

1. GRF sets the community-wide standards for shared amenities and services, ensuring consistency and quality across Leisure World.

Mutual Boards of Directors

Leisure World is divided into 16 Mutuals, each operating as an independent housing corporation. Every Mutual is governed by its own Board of Directors, which is composed of volunteer residents elected by their peers.

Key Responsibilities:

Policy Creation and Enforcement:

• Each Mutual sets its own rules and policies regarding cooperative living, including:
• Pet ownership and restrictions.
• Guest policies and co-occupant guidelines.
• Home improvement standards and architectural guidelines.

Budget and Fee Management:

• Mutual Boards are responsible for creating budgets and setting monthly fees to cover expenses such as building maintenance, landscaping, and reserve funds for future repairs.

Approval of Residents:

• Mutual Boards review and approve applications for residency, ensuring that new residents meet age, financial, and eligibility requirements.

Collaboration with GRF:

• While Mutual Boards operate independently, they collaborate with GRF to ensure community-wide consistency in rules, services, and maintenance.

Mutual-Specific Living Experience:

• Each Mutual offers a unique atmosphere and policy structure, allowing residents to choose a Mutual that aligns with their preferences, such as pet-friendly policies or proximity to certain amenities.

How Governance and Management Benefit Residents

The dual-layer governance system of Leisure World provides significant advantages for residents by combining centralized oversight with Mutual-specific flexibility.

Tailored Living Experience:
• The independence of Mutual Boards allows for policies that cater to the unique preferences of their residents, such as specific rules for pets or home improvements.
Well-Maintained Facilities:
• GRF ensures that shared facilities, including recreational areas and common spaces, are well-maintained and accessible to all residents.
Transparent Financial Management:
• Both GRF and the Mutual Boards provide regular updates on budgets, fees, and reserves, ensuring transparency and accountability in financial matters.
Peace of Mind:
• The structured governance system creates a sense of order and predictability, giving residents confidence in the community's long-term sustainability.

Why It Matters to Buyers

Understanding the governance and management structure is crucial for buyers as it directly impacts their day-to-day living experience, financial obligations, and interactions within the community.

Community Standards:

GRF ensures a unified standard of quality and maintenance across Leisure World, creating a cohesive and high-quality living environment.
Mutual-Specific Rules: Buyers should familiarize themselves with the specific rules and policies of their chosen Mutual to ensure alignment with their lifestyle preferences, such as pet ownership, guest stays, and home improvement flexibility.
Financial Considerations: Understanding the financial responsibilities managed by GRF and the Mutual Boards helps buyers plan for monthly fees, assessments, and long-term costs.

How Mark and Judy Hughes Support You in Understanding Governance

Navigating Leisure World's governance structure can be challenging for new buyers, but Mark Hughes provides expert guidance to help you make informed decisions:
1. **Explaining Mutual Rules**: Mark will break down the unique policies of each Mutual, helping you choose one that aligns with your needs and preferences.
2. **Clarifying GRF Services**: Mark ensures you understand the scope of GRF's responsibilities, from amenities to security and transportation.
3. **Providing Financial Insights**: Mark will review fee structures, budgets, and reserve fund reports with you, ensuring transparency in your financial commitments.

Why This Step is Important
Knowing the governance and management structure of Leisure World Seal Beach empowers buyers to make informed decisions about their new home. By understanding how GRF and Mutual Boards operate, you'll gain insight into the policies, services, and financial responsibilities that define life in this vibrant community. Whether you prioritize access to amenities, flexible policies, or a secure environment, this knowledge helps ensure a seamless transition into your new lifestyle.

Let Mark know if you'd like additional details on specific Mutuals, GRF services, or governance policies!

Step 3: Decide Between Stock Cooperative & Condo

One of the most important decisions when purchasing a home in Leisure World Seal Beach is choosing between a Stock Cooperative unit or a Condominium. These two housing options offer distinct ownership structures, financial requirements, and benefits. Understanding the key differences will help you select the option that best fits your financial goals, lifestyle preferences, and long-term plans.

Stock Cooperatives (Mutuals 1–12 and 14–16)

The majority of housing options in Leisure World fall under the category of Stock Cooperatives, a unique type of ownership that differs significantly from traditional homeownership.

Ownership Structure: When you purchase a Stock Cooperative unit, you are buying shares in a housing corporation, which entitles you to occupy a specific unit. As a shareholder, you become part of a cooperative community where decisions are made collectively by residents and governed by the Mutual Board of Directors.

Financial Requirements:
- No Mortgages Allowed: Buyers must pay the full purchase price upfront, as mortgages are not permitted for Stock Cooperative units.
- Simplified Monthly Fees: Monthly fees include property taxes, maintenance, landscaping, utilities (depending on the Mutual), and contributions to reserve funds.
- This bundled fee structure makes budgeting easier for residents, as many expenses are consolidated into one payment.

Additional Considerations:
- Approval Required: Buyers must obtain approval from the Mutual Board, which reviews factors like age, financial qualifications, and compliance with community rules.
- No Reverse Mortgages: Stock Cooperatives do not allow reverse mortgages, which may limit financial flexibility for some buyers.
- Maintenance Coverage: The cooperative model covers most exterior maintenance, reducing the burden of property upkeep for residents.

Who Should Choose a Stock Cooperative?
• Buyers who have the financial resources to pay the full purchase price upfront.
• Those who value simplified budgeting with property taxes and maintenance costs included in monthly fees.
• Residents who prefer a structured, cooperative living environment with oversight from a Mutual Board.

Condominiums (Mutual 17)

For those who prefer more traditional homeownership, **Mutual 17** offers Condominiums with a title deed and individual ownership of the unit.
• **Ownership Structure**: Unlike Stock Cooperatives, Condominium owners hold a **title deed**, giving them outright ownership of their unit and a shared interest in the building's common areas. This form of ownership is more aligned with conventional property ownership.
• **Financial Flexibility**: Mortgages Allowed: Buyers can finance their purchase with a mortgage, making Condominiums a more accessible option for those who prefer not to pay the full purchase price upfront. Reverse Mortgages: Reverse mortgages are permitted for qualified owners in approved buildings, offering additional financial options for seniors. Direct Property Taxes: Unlike Stock Cooperatives, property taxes are not included in the monthly fees. Instead, Condominium owners receive a direct tax bill from the county, which must be paid separately.
Additional Considerations:
• More Freedom with Renovations: Condominium owners may have more flexibility to make renovations or upgrades to their unit, though changes still require Mutual Board approval.
• Leasing Options: Leasing or renting is generally allowed in Condominiums, offering an option for buyers interested in generating rental income.
Who Should Choose a Condominium?
• Buyers who prefer traditional homeownership with the option to finance their purchase through a mortgage.
• Those seeking greater financial flexibility, such as the ability to use a reverse mortgage.
• Residents who value individual ownership and potential rental opportunities.

Key Differences Between Stock Cooperatives and Condominiums

The table below highlights the major distinctions between these two housing options:

Feature	**Stock Coops (Mutuals 1–12, 14–16)**	**Condominiums (Mutual 17)**
Ownership	Share in the housing corporation	Individual unit ownership
Financing	No mortgages; full payment upfront	Mortgages allowed
Property Taxes.	Included in monthly fees	Billed directly to homeowner
Mutual Approval	Required	Required
Leasing Options.	Limited in some Mutuals.	Generally allowed
Renovation Flexibility	Approval required for changes.	More flexibility, with approval

How to Decide: Stock Cooperative or Condominium?

Choosing the right option depends on your financial situation, personal preferences, and long-term plans. Here are some scenarios to consider:

Choose a Stock Cooperative if:
- You have the financial means to pay the full purchase price upfront.
- You prefer having property taxes bundled into your monthly fees for simplified budgeting.
- You value the cooperative lifestyle and the structured governance of Mutual Boards.

Choose a Condominium if:
- You require financing, such as a mortgage or reverse mortgage, to purchase your home.
- You want to own your unit outright and prefer handling property taxes directly.
- You desire more traditional homeownership flexibility, including the option to rent your property.

How Mark And Judy Hughes Can Help

Navigating the decision between Stock Cooperatives and Condominiums can be complex, but Mark Hughes, a seasoned Leisure World resident, and Realtor can provide invaluable guidance.

- **Personalized Recommendations**: Mark will assess your financial situation, lifestyle preferences, and long-term goals to help you choose the best option that fits your needs.
- **Clear Financial Guidance**: Mark will explain each option's cost structures and financial implications, ensuring you're fully informed before making a decision.
- **Mutual Expertise:** With his in-depth knowledge of Leisure World's Mutuals, Mark can provide insights into each housing type's unique policies and benefits.

Why This Step is Important

Choosing between a Stock Cooperative and a Condominium is a significant decision that will shape your experience in Leisure World. By understanding the differences in ownership, financing, and policies, you can confidently select the option that suits your financial needs and lifestyle aspirations. Let me know if you'd like further assistance in exploring these housing options or comparing Mutuals!

Step 4: Explore the Amenities

Leisure World Seal Beach is a vibrant, active adult community offering an impressive array of recreational amenities, social opportunities, and essential services. These features not only enhance residents' quality of life but also create a convenient, secure, and engaging environment that caters to various interests and needs. Exploring the amenities is key to understanding why Leisure World is more than just a place to live—it's a lifestyle.

Recreation: Endless Opportunities for Fun and Fitness

Leisure World's recreation facilities are designed to promote an active lifestyle while fostering social connections. The diverse amenities cater to a range of interests, from physical fitness and sports to creative pursuits and relaxation.

9-Hole Golf Course: A beautifully maintained course invites residents to enjoy casual games or participate in friendly tournaments. Golf is a popular activity that combines exercise, relaxation, and social interaction.

Aquatic Center: The state-of-the-art swimming pool is perfect for:

- Lap swimming: Ideal for fitness enthusiasts.
- Water aerobics classes: Tailored to residents' needs for low-impact exercise.
- Relaxation: A serene environment for unwinding.

Fitness Center: Equipped with modern workout machines, free weights, and group exercise rooms, the fitness center supports health and wellness.

- Residents can participate in: Group classes such as yoga, Zumba, or strength training.
- Personalized training programs for those seeking a more tailored approach.

Pickleball Courts: A community favorite, pickleball blends elements of tennis, badminton, and ping-pong. The courts are always bustling with residents enjoying friendly competition and recreational play.

150+ Clubs and Activity Groups: Leisure World is home to over 150 clubs that cater to a wide range of interests, including Arts and Crafts, Pottery, quilting, painting, and more.

- Fitness and Sports Groups: Walking clubs, aerobics, and yoga.
- Hobby Clubs: Photography, gardening, or book clubs.
- Cultural and Social Groups: Organizations celebrating diverse heritages, languages, and traditions.

These amenities ensure that residents can maintain an active lifestyle, try new activities, and forge meaningful friendships.

Essential Services: Convenience at Your Doorstep

Leisure World offers on-site services that make daily life more convenient, reducing the need to leave the community for essential errands or healthcare.

Pharmacy: The on-site pharmacy provides easy access to prescription medications, over-the-counter products, and health consultations.

Medical Center: A fully staffed medical center within Leisure World offers a range of healthcare services, from routine check-ups to specialized care. This eliminates the need for residents to travel far for medical assistance.

Post Office: A functional post office within the community ensures residents can handle mailing and shipping needs without leaving the gates.

Transportation Services: Complimentary bus services are available to help residents navigate Leisure World's expansive community or visit nearby shopping centers, such as Seal Beach Village. This is particularly beneficial for those who no longer drive.

Social and Cultural Engagement

Leisure World is designed to foster a strong sense of community, offering numerous opportunities for residents to socialize, learn, and grow.

Community Events:

Regularly hosted events, such as dances, seasonal celebrations, and educational seminars, bring neighbors together in a festive and welcoming atmosphere.

- **Shared Spaces**: Clubhouses and lounges serve as central hubs for meetings, workshops, and social gatherings. Residents can use these spaces to host their own events or join organized group activities.

- **The LW Weekly**: The community newspaper keeps residents informed about upcoming events, club activities, and important announcements, ensuring everyone stays connected and engaged.

Convenience and Accessibility

Leisure World prioritizes accessibility and convenience, ensuring that residents have everything they need within easy reach.

- Well-Maintained Infrastructure: Walking paths, bike trails, and ADA-compliant facilities make it easy for residents of all mobility levels to enjoy the community.
- Transportation Services: The free bus system ensures residents can easily access all parts of the community and nearby destinations without needing a car.

Benefits of Leisure World Amenities

The amenities at Leisure World are more than just recreational—they provide significant lifestyle benefits:

1. **Health and Wellness**: Facilities like the fitness center, aquatic center, and walking paths encourage residents to stay active and prioritize their well-being.
2. **Convenience**: On-site services such as the pharmacy, medical center, and post office save time and reduce stress by minimizing off-site errands.
3. **Social Engagement**: Clubs, group activities, and shared spaces foster a sense of belonging and offer countless opportunities to build friendships.
4. **Relaxation and Fun**: Recreational facilities and leisure activities provide a perfect balance of activity and relaxation for all residents.

How Mark Hughes Can Help You Explore Leisure World

As a resident Realtor, board member, and expert in the Leisure World community, Mark Hughes can help you navigate and explore these amenities before you even move in:

- **Personal Tours**: Mark can arrange tours of the facilities, so you can see firsthand the many benefits Leisure World offers.

- **Activity Recommendations**: Based on your interests, Mark can introduce you to clubs, events, and activities that align with your hobbies and preferences.
- **Tailored Advice**: Whether you're interested in specific amenities like the golf course or fitness center, Mark will provide detailed insights to help you make the most of your new community.

Why This Step is Important
Exploring the amenities of Leisure World Seal Beach ensures that you're fully aware of the opportunities available to enhance your lifestyle. Whether you're looking to stay active, engage socially, or simplify your daily routine, Leisure World offers everything you need to enjoy a comfortable, fulfilling retirement.

Let me know if you'd like a detailed breakdown of specific amenities or further assistance in exploring all that Leisure World has to offer!

Step 5: Review Community Policies

Leisure World Seal Beach has a well-defined set of policies designed to ensure harmony, maintain community standards, and foster a safe and enjoyable environment for all residents. These policies govern various aspects of life in the community, from occupancy and guest rules to home improvement guidelines and pet ownership regulations. Understanding these policies is essential for prospective buyers and residents to ensure compliance and make the most of their experience in this vibrant senior community.

Occupancy Policies

Occupancy rules in Leisure World
- **Age Requirements**: At least one occupant must be 55 years of age or older, as required by state and federal laws governing senior housing.
- **Co-occupants must meet the following criteria**: Be at least 45 years old unless they are a spouse, registered domestic partner, or primary caregiver of the qualifying senior resident. Caregivers must register with the Mutual and comply with specific guidelines for their role.
- **Guest Rules**: Guests are permitted to stay in residents' units for a maximum of 60 days per year to maintain the community's primary focus on long-term residency. Guests are required to comply with all community rules during their stay, including parking regulations, noise restrictions, and pet policies. Residents are responsible for ensuring their guests' adherence to these rules.

Home Improvement and Architectural Guidelines

Residents wishing to modify their units must follow specific guidelines to preserve the aesthetic and structural integrity of the community.

Approval Requirements: Any significant modifications, such as adding patios, installing skylights, or upgrading interiors, must be approved by:
- The Golden Rain Foundation (GRF) for permit issuance.
- The Mutual Board to ensure compliance with Mutual-specific standards.
- Approval is required for both interior and exterior changes that may impact shared spaces, community appearance, or structural elements.

Contractor Requirements: Only licensed and insured contractors are permitted to perform work in Leisure World, ensuring quality and compliance with California law.

Limitations on Changes: Changes must adhere to community standards. For example: Patios and fences must use approved materials and designs. Interior upgrades must not interfere with shared utilities or structural components.

Pet Policies

Leisure World is pet-friendly but enforces specific rules to ensure that pet ownership does not disturb the peace or cleanliness of the community.

General Pet Rules:
- Pets such as dogs and cats are allowed, but restrictions may vary by Mutual.
- Many Mutuals impose limits on:
  1. The number of pets allowed per unit.
  2. The size and weight of pets, with certain Mutuals specifying a maximum weight for dogs.
  3. The types of pets permitted, with some restrictions on exotic animals or specific breeds.

Owner Responsibilities: Pet owners must ensure that their pets:
1. Are kept on a leash when outside their unit.
2. Do not create excessive noise or disturb neighbors.
3. Are properly cleaned up after in all areas, including walkways and gardens.
4. Failure to comply with these rules may result in fines or restrictions on pet ownership.

Special Considerations: Emotional support animals and service animals are permitted with the appropriate documentation, as required by law. Mutual Boards may enforce additional rules, such as limits on outdoor enclosures or restrictions on pet-related damage to units.

Enforcement of Community Policies

Leisure World enforces its policies to maintain a safe and harmonious living environment for all residents.
- Violation Notifications: Residents who violate community policies will be notified and given an opportunity to correct the issue.

• Fines and Penalties: Persistent violations may result in penalties such as fines, suspension of amenities access, or further actions by the Mutual Board.
• Mutual-Specific Enforcement: While some rules are consistent across all Mutuals, enforcement may vary depending on the Mutual's specific guidelines and governance.

Benefits of Community Policies

The policies in Leisure World are designed to create a balanced, resident-focused community that prioritizes safety, tranquility, and quality of life.
• Preserving Harmony: Occupancy and guest rules ensure that the community remains senior-focused and maintains its intended atmosphere.
• Protecting Aesthetic and Structural Integrity: Home improvement guidelines help maintain the community's appearance and ensure safety in shared and individual spaces.
• Encouraging Responsible Pet Ownership: Pet policies balance the needs of pet owners with the rights of other residents, promoting a peaceful coexistence.

How Mark Hughes Can Help You Navigate Community Policies

Understanding and complying with Leisure World's policies is essential for a smooth transition into the community. Mark Hughes, an expert real estate agent and resident of Leisure World, can assist you in navigating these policies:

- **Clear Explanations:** Mark will explain the specific rules of your chosen Mutual, ensuring you're fully informed before making a purchase.
- **Guidance on Home Improvements**: Mark can help you understand the approval process for renovations and recommend licensed contractors familiar with Leisure World's guidelines.
- **Pet Policy Expertise:** Mark will review pet rules with you to ensure your furry companions meet the requirements of your chosen Mutual.

Why This Step is Important

Reviewing Leisure World's community policies helps buyers and residents understand the expectations of living in this senior-focused community. By adhering to these rules, residents can enjoy a safe, harmonious, and well-maintained environment that supports their lifestyle and fosters a sense of community. Let me know if you'd like further details on specific policies or assistance with navigating Mutual guidelines!

Step 6: Understand the Financial Commitment

Understanding the financial obligations associated with living in Leisure World Seal Beach is crucial for making an informed decision about purchasing a home. The financial structure is thoughtfully designed to simplify residents' monthly expenses while ensuring access to the community's exceptional amenities and services. From monthly fees to one-time costs, knowing what to expect will help you budget effectively and enjoy the benefits of this vibrant community without surprises.

Monthly Fees

The monthly fees at Leisure World encompass several essential components, contributing to the maintenance and operation of the community. These fees may vary by Mutual and unit type, reflecting differences in maintenance requirements, building age, and available services. Mutual Fees:

Each of the 16 Mutuals has its own fee structure, which typically covers:
• Building Maintenance: Costs for exterior maintenance, roofing, and structural repairs.
• Landscaping: Maintenance of shared outdoor spaces, gardens, and walkways.
• Utilities: Water, trash collection, and in some Mutuals, basic cable service or other utilities.
• Reserve Fund Contributions: Monthly fees include a portion allocated to the Mutual's reserve fund for future repairs, upgrades, and unexpected expenses.

Golden Rain Foundation (GRF) Fees:

• A portion of the monthly fees is allocated to the Golden Rain Foundation (GRF), which manages shared trust properties and services, such as: Recreational facilities, including clubhouses, the aquatic center, golf course, and fitness center.

- Community transportation, 24-hour gated security, and administrative services.
- Maintenance of shared infrastructure, such as roads and walkways.
- Orange County Sewer Fees: Monthly assessments include a charge for the maintenance of Orange County's sewer system, ensuring reliable infrastructure for the community.

Additional Costs

While the majority of expenses are covered by monthly fees, there are additional costs that buyers and residents should plan for during the purchasing process and beyond.

• **One-Time GRF Amenities Fee**: Purpose: This fee grants new residents lifelong access to the extensive facilities and services managed by the Golden Rain Foundation.

• **When It's Paid:** The amenities fee is a one-time charge per person, typically paid during the escrow process as part of the closing costs.

• **Mutual-Specific Assessments:** Special Assessments: Occasionally, a Mutual may require a special assessment to fund unexpected repairs or major improvement projects that exceed the reserve fund's capacity. These assessments are determined by the Mutual Board and communicated to residents in advance. **Examples:** Repairs following unforeseen structural damage or large-scale upgrades to building systems like plumbing or roofing.

• **Insurance**: Residents are responsible for purchasing their own interior insurance coverage (HO-6 insurance or condo insurance) to protect personal belongings, furniture, and interior upgrades. The Mutual's insurance covers exterior and structural aspects of the unit, but additional coverage ensures protection for your specific needs.

• **Utilities Not Included:** Some utilities, such as electricity, internet, or upgraded cable packages, are not included in the monthly fees and must be paid separately by residents.

• **Optional Services:** Certain premium services, such as advanced fitness classes, specialized club memberships, or private events, may require additional fees. These are typically optional and tailored to individual preferences.

Financial Benefits of Leisure World's Structure

Although the fees and costs may seem complex initially, they offer significant benefits by consolidating many living expenses and providing access to high-quality services and amenities.

• **Streamlined Budgeting**: By bundling multiple expenses into monthly fees, Leisure World simplifies budgeting for residents, eliminating the need to manage multiple bills. Fees cover essentials like maintenance, security, transportation, and recreational facilities, reducing financial stress.

• **Access to Premium Amenities**: Monthly contributions to GRF ensure that residents enjoy access to state-of-the-art facilities without incurring individual membership or usage fees. Shared costs make luxury amenities like the golf course, aquatic center, and clubhouses more affordable.

• **Long-Term Financial Stability:** Reserve fund contributions create a financial cushion for unexpected repairs or upgrades, reducing the likelihood of large, sudden expenses. Mutual Boards provide transparency by sharing financial reports with residents, ensuring trust in how funds are managed.

Tips for Managing Financial Commitments

To navigate the financial responsibilities of living in Leisure World effectively, consider these tips:

1. **Understand Your Mutual's Fee Structure:** Each Mutual has unique policies and fee schedules. Review these carefully to understand what's included and what additional costs to expect.
2. **Plan for One-Time Costs**: Budget for the GRF amenities fee and other closing costs during the home-buying process.
3. **Review Reserve Fund Reports**: Reserve fund reports are provided by Mutual Boards and outline financial planning for repairs and upgrades. Reviewing these can give insight into the Mutual's financial health and potential future assessments.
4. **Ask About Assessments:** Before purchasing, inquire about any planned or anticipated special assessments that may affect your financial obligations.
5. **Maintain Adequate Insurance Coverage:** Ensure you have the appropriate interior insurance to protect your belongings and any upgrades you make to your unit.
6. **Factor in Additional Utilities:** Be aware of which utilities are included in your monthly fees and which you'll need to arrange and pay for separately.

How Mark Hughes Can Help

Navigating the financial aspects of buying a home in Leisure World can be overwhelming, but Mark Hughes, a seasoned real estate agent and resident of the community, can provide expert guidance:

• **Fee Breakdown**: Mark will explain the financial structure of your chosen Mutual, ensuring you understand what's included in monthly fees and what additional costs to expect.
• **Financial Health Insights:** With access to reserve fund reports and Mutual budgets, Mark can provide insights into the financial stability of the Mutual you're considering.
• **Personalized Planning:** Mark can help you budget for one-time fees, special assessments, and optional costs, ensuring you're financially prepared for life in Leisure World.

Why This Step is Important
Understanding the financial commitment required to live in Leisure World ensures that buyers are fully prepared for the costs associated with their new home. By breaking down monthly fees, additional costs, and long-term benefits, residents can confidently plan their budget and focus on enjoying the amenities, services, and lifestyle that make Leisure World Seal Beach a premier community for active adults. Let me know if you'd like additional details or assistance with planning your financial commitments!

Step 7: Engage a Local Expert

Buying a home in Leisure World Seal Beach is a unique process that involves specialized knowledge of Mutual-specific policies, community rules, and cooperative ownership structures. To ensure a smooth and successful experience, partnering with a seasoned local real estate expert like Mark Hughes, a resident Realtor, is invaluable. Mark's deep understanding of the community, its governance, and its housing market can make all the difference in simplifying the process and finding your ideal home.

Why Choose a Local Expert?
Leisure World's real estate market is unlike any other. From navigating the complexities of Mutual approvals to understanding GRF and Mutual policies, a local expert offers the knowledge and expertise required to guide you through every step.

Mutual Approvals: Navigating Complex Processes

Each of the 16 Mutuals in Leisure World has its own rules and requirements for residency, making the approval process both essential and complex. Partnering with Mark Hughes ensures that this critical step is handled seamlessly.

• **Understanding Mutual Policies**: Each Mutual sets its own age, financial, and residency criteria. Mark's expertise allows him to guide you through these varying policies, ensuring you meet all requirements.

• **Application Support:** Mark will assist in preparing a complete and compelling application, including:

1. Proof of age and financial qualifications.
2. Any Mutual-specific forms required for residency approval.
3. He ensures that all documentation is accurate and submitted on time to avoid delays.

• **Interview Preparation:** Some Mutuals require prospective buyers to attend an interview with the Mutual Board. Mark provides:

1. Tips for presenting yourself confidently and effectively.
2. Guidance on addressing common questions or concerns raised during interviews.

• **Advocacy**: With Mark's insider knowledge, he can help you avoid pitfalls that may lead to delays or complications in the approval process, ensuring a smooth transition into the community.

Market Insights: Knowledge of Policies and Availability

Leisure World's housing market is dynamic, with units varying by Mutual policies and amenities. Mark Hughes provides in-depth market insights tailored to your preferences and needs.

• **Understanding Mutual Policies**: Mark is well-versed in the unique rules and guidelines of each Mutual, including:

1. Pet restrictions, guest policies, and home improvement guidelines.
2. Financial obligations like monthly fees and special assessments.
3. Specific amenities are available within each Mutual, such as proximity to recreational facilities or quiet neighborhoods.

• **Real-Time Unit Availability:** Mark maintains an up-to-date database of available units across all Mutuals, ensuring you don't miss out on opportunities that match your needs. He can quickly identify units that align with your preferences, whether it's a pet-friendly Mutual, a unit near the golf course, or a quiet location.

• **Tailored Recommendations:** By understanding your lifestyle and goals, Mark can recommend Mutuals and units that best suit your financial and personal priorities.

Purchasing Guidance: Expertise Every Step of the Way

Purchasing a home in Leisure World involves unique processes and requirements beyond traditional real estate transactions. Mark Hughes provides expert guidance to ensure a smooth and stress-free experience.

• Inspections and Negotiations
• Professional Inspections

Mark coordinates inspections for your prospective home, identifying potential issues like plumbing, electrical systems, or structural concerns.

Negotiations: If issues arise during inspections, Mark advocates on your behalf, negotiating with sellers for repairs or price adjustments.
Ownership Transfers: Whether you're purchasing a Stock Cooperative or a Condominium, Mark oversees every detail of the ownership transfer process:

• For Stock Cooperatives, he ensures the accurate issuance of stock certificates and completion of occupancy agreements.
• For Condominiums, he coordinates with title companies, escrow officers, and lenders to finalize the transfer of ownership seamlessly.

Escrow and Closing: Mark manages all aspects of the escrow process, ensuring that all paperwork is accurate and completed on time. His meticulous attention to detail prevents delays and ensures a smooth closing experience.

Why Mark Hughes is the Right Choice

When you partner with Mark Hughes, you're not just hiring a Realtor—you're gaining an advocate, guide, and expert with firsthand knowledge of Leisure World.

• **Resident Realtor:** As a resident of Leisure World, Mark offers unique insights into the community and what it's like to live there. His personal experience allows him to provide recommendations based on a deep understanding of the community's lifestyle and values.
• **Proven Track Record:** Mark has helped countless buyers successfully navigate the buying process in Leisure World, earning a reputation for professionalism, reliability, and commitment to his clients.
• **Personalized Service:** Mark takes the time to understand your needs, preferences, and concerns, providing customized guidance every step of the way. His dedication to client satisfaction ensures that you'll feel supported throughout the entire buying process.
• **Network of Trusted Professionals:** Mark's network includes experienced inspectors, contractors, and lenders familiar with Leisure World, ensuring that every aspect of your transaction is handled by skilled certified professionals.

How Mark & Judy Hughes Makes the Process Seamless

1. **Streamlined Approvals**: Mark ensures your Mutual application is complete, accurate, and submitted on time, minimizing delays and increasing your chances of approval.
2. **Tailored Unit Selection**: Mark helps you identify units that align with your needs, lifestyle, and budget, ensuring you find the perfect home.
3. **Expert Problem-Solving:** If challenges arise—whether during inspections, negotiations, or the approval process—Mark uses his expertise to find solutions quickly and effectively.
4. **Post-Purchase Support:** Even after the sale, Mark remains a valuable resource, helping you settle into your new home, understand Mutual rules, and connect with community resources.

Why This Step is Important

Engaging a local real estate expert like Mark Hughes ensures that your experience buying a home in Leisure World is smooth, efficient, and enjoyable. From navigating the complexities of Mutual approvals to providing personalized recommendations and handling the intricacies of ownership transfer, Mark is your trusted partner every step of the way.

Step 8: Start the Application Process

The application process is a critical step in securing your new home in Leisure World Seal Beach. Whether you're purchasing a Stock Cooperative or a Condominium, this step ensures that all requirements are met and that you're officially approved to join this vibrant senior community. Starting the process early and understanding the requirements will help streamline your transition into Leisure World, avoiding delays and ensuring a smooth experience.

Mutual Approval

Every prospective resident must obtain approval from the Mutual Board of their chosen Mutual. This step is essential to verify eligibility and ensure alignment with the Mutual's specific rules and requirements.

What the Mutual Approval Process Involves:

- **Age Criteria**: At least one occupant must be 55 years of age or older. Co-occupants must meet age criteria, typically 45 years or older, unless they are a spouse, registered domestic partner, or caregiver.
- **Financial Qualifications:** Mutuals require proof of financial stability to ensure residents can meet monthly fees and other obligations. Common documentation includes: Recent bank statements or proof of assets. Verification of income, such as Social Security benefits, pensions, or investments.
- **Residency Criteria:** Some Mutuals may require background checks or references to confirm compatibility with the community's cooperative lifestyle.
- **Application Requirements**: Each Mutual has its own application forms, which must be completed and submitted along with the required documentation.
- **Forms may include**:
  1. Proof of age (e.g., government-issued ID or birth certificate).
  2. Financial verification documents.
  3. Mutual-specific agreements or acknowledgments of rules and policies.
- **The Board Review Process**:
  1. **Submission Timeline:** Applications should be submitted well in advance of your planned move-in date, as the review process can take several weeks.
  2. **Board Review:** The Mutual Board reviews the application to verify that all eligibility criteria are met.
  3. **Interviews:** Some Mutuals may require an interview or meeting with the Board. This is an opportunity for the Board to ensure you understand the community's rules and to answer any questions you may have.
  4. Approval Confirmation: Once approved, you'll receive official confirmation from the Mutual Board, allowing you to proceed with the purchase and move-in process.

How Mark Hughes Assists with Mutual Approval:
• Preparation: Mark ensures all application forms and documents are completed accurately and submitted on time.
• Guidance: He explains the Mutual's specific requirements and helps you gather the necessary documentation.
• Interview Support: If an interview is required, Mark provides insights into common questions and helps you prepare to present yourself confidently.

Ownership Transfer

After obtaining Mutual approval, the next step is to finalize the ownership transfer, which differs based on whether you're purchasing a Stock Cooperative unit or a Condominium.

For Stock Cooperative Units (Mutuals 1–12, 14–16):
• How It Works: When purchasing a Stock Cooperative, you're buying a share in the housing corporation that entitles you to occupy a specific unit.

Steps to Complete the Transfer:
• **Stock Certificate Issuance**: The housing corporation will issue a stock certificate in your name, representing your ownership share.
• **Occupancy Agreement**: You'll sign an occupancy agreement outlining your rights and responsibilities as a shareholder, including compliance with Mutual rules.
• **Payment in Full:** Because mortgages are not permitted for Stock Cooperative purchases, the full purchase price must be paid upfront.
• **Mark Hughes's Role**: Mark will guide you through the stock transfer process, ensuring all forms and agreements are completed accurately.

For Condominium Units (Mutual 17):
• **How It Works**: Condominium buyers receive a title deed, granting them outright ownership of their unit.
• **Steps to Complete the Transfe**r:
1. Title Transfer: The property's title is transferred to your name during the closing process, formalizing your ownership.
2. Mortgage Financing (if applicable): Buyers can use a mortgage or reverse mortgage to finance their purchase. Mark will connect you with lenders experienced in Leisure World transactions.
3. Property Taxes: Unlike Stock Cooperatives, where property taxes are included in monthly fees, Condominium owners are responsible for paying property taxes directly to the county.

• **Mark Hughes's Role**: Mark will coordinate with title companies, escrow officers, and lenders to ensure a seamless ownership transfer.

Why This Step is Critical

Starting the application and ownership transfer processes early ensures a smooth transition into Leisure World and secures your place in this dynamic community.

• **Secures Your Residency:** Approval by the Mutual Board and completion of the ownership transfer legally establishes your right to live in the community.
• **Grants Access to Amenities**: Once the process is complete, you'll gain full access to Leisure World's extensive amenities, including the golf course, aquatic center, and clubhouses.
• **Prepares You Financially**: The application process verifies your financial readiness to meet the costs of living in Leisure World, reducing the risk of surprises down the road.

How Mark Hughes Supports Your Success
Navigating the application process and ownership transfer can be daunting, but Mark Hughes, a resident Realtor and expert in Leisure World real estate, simplifies every step:
1. **Document Preparation**: Mark ensures all forms and required documents are accurate and complete, avoiding delays or rejections.
2. **Mutual-Specific Expertise**: His in-depth knowledge of each Mutual's policies ensures you're fully prepared to meet their requirements.

Coordination: Mark works closely with Mutual Boards, title companies, and escrow officers to streamline the approval and ownership transfer processes.
Advocacy: If challenges arise, Mark acts as your advocate, resolving issues efficiently and keeping your purchase on track.

Why This Step is Important
The application process and ownership transfer are the foundation of becoming a Leisure World resident. These steps ensure you meet the community's eligibility criteria and legally secure your new home. With the guidance of an expert like Mark Hughes, you can navigate these processes confidently and focus on enjoying the benefits of your new home in Leisure World Seal Beach. Let me know if you'd like more details or assistance with these critical steps!

Step 9: Move In and Enjoy!

Congratulations! After navigating the purchasing process, obtaining Mutual approval, and completing the ownership transfer, it's finally time to move into your new home and immerse yourself in the unique lifestyle that Leisure World Seal Beach offers. This is the reward for all your efforts—the chance to enjoy a vibrant, active community tailored to your needs, where recreation, social connection, and peace of mind are at the forefront.

Make Your Home Your Own
Personalize Your Space: Once you've moved in, you can start transforming your unit into your dream home. From décor to furniture placement, make your space comfortable, welcoming, and a true reflection of your personality. Be sure to follow Mutual-specific rules regarding any modifications or renovations, and consult the Mutual Board if you're planning larger upgrades.
Settle Into Your New Environment: Take time to explore your neighborhood, meet your neighbors, and familiarize yourself with nearby amenities like clubhouses, gardens, and walking paths.

Engage with Your New Community
One of the most exciting aspects of living in Leisure World is the opportunity to connect with like-minded neighbors and become part of a welcoming and vibrant community.
Join Clubs and Activities: With over 150 clubs and organizations, there's something for everyone:

- Explore your creative side in arts and crafts groups like quilting or pottery.
- Stay active by joining fitness classes, walking groups, or pickleball matches.
- Socialize with others in book clubs, gardening groups, or cultural associations.
- Attend orientations or welcome events to learn about the variety of activities available and meet fellow residents.

Attend Community Events: Leisure World regularly hosts events such as dances, holiday celebrations, educational seminars, and live performances, giving residents ample opportunities to socialize and make lasting memories.
Foster Friendships: Take advantage of shared spaces like the clubhouses, lounges, or picnic areas to meet new people, build connections, and enjoy a sense of belonging in this tight-knit community.

Utilize Top-Notch Recreational Facilities
Leisure World's extensive amenities are designed to enhance your lifestyle and provide countless opportunities for leisure, fitness, and relaxation.
Stay Active: Play a round of golf on the 9-hole golf course, swim laps in the aquatic center, or work out in the state-of-the-art fitness center. Explore the community's scenic walking and biking paths to enjoy the beautiful Southern California weather.
Try Something New: Participate in water aerobics, join a yoga class, or learn a new skill in the arts and crafts workshops.
Enjoy Relaxation: Unwind with a book in the library, enjoy quiet moments in the serene outdoor areas, or engage in friendly games on the pickleball courts.

Enjoy a Maintenance-Free Lifestyle
One of the greatest advantages of living in Leisure World is the convenience and ease of a maintenance-free lifestyle, allowing you to focus on what matters most.
Professional Maintenance: Exterior maintenance, landscaping, and upkeep of shared spaces are handled by your Mutual and the Golden Rain Foundation (GRF), freeing you from the burdens of traditional homeownership.
Simplified Living: Monthly fees cover many essential services, such as utilities, security, and access to amenities, reducing financial complexity and making budgeting straightforward.

Feel Secure and Supported
Leisure World's gated, 24-hour secured environment provides peace of mind for all residents.
24/7 Security: Enjoy a safe and tranquil atmosphere, with gated access and around-the-clock security staff ensuring the community's well-being.
Transportation Services: The complimentary bus service makes it easy to navigate the community or travel to nearby shopping centers, eliminating the need for a personal vehicle.

Mark Hughes: Your Resource Beyond the Move

Even after you've settled into your new home, Mark Hughes, your expert Realtor and resident of Leisure World, continues to provide support and guidance:

- **Post-Move Assistance:** Mark can help you set up utilities, understand Mutual rules, or connect with service providers for any additional needs.
- **Community Integration**: Mark's deep knowledge of Leisure World allows him to recommend clubs, activities, and amenities that align with your interests and lifestyle.
- **Ongoing Support**: Mark remains a trusted resource whether you have questions about Mutual guidelines, need advice on upgrades, or want to make future changes.

Why This Step is the Most Rewarding

Moving into Leisure World marks the beginning of a new chapter, one filled with opportunities to enjoy life to the fullest. Here's why this step is the highlight of your journey:

1. **A Vibrant Lifestyle**: Leisure World fosters a rich and fulfilling lifestyle with unparalleled amenities, engaging activities, and a supportive community.
2. **Low-Stress Living**: The maintenance-free environment and on-site services allow you to focus on your passions, hobbies, and relationships.
3. **Connections and Belonging:** The welcoming atmosphere ensures you'll feel at home from day one, and there are endless chances to build friendships and memories.

Conclusion

Once you've moved in, the real joy of living in Leisure World begins. From exploring the amenities and joining exciting activities to enjoying the peace of mind that comes with a secure, affordable, maintenance-free community, Leisure World is designed to help you live your best life. Whether you're pursuing a passion, making new friends, or simply relaxing in your new home, Leisure World offers a wonderful lifestyle for active adults.

If you'd like additional guidance on settling in, connecting with your new community, or making the most of Leisure World, let me know—I'm here to help!

LEISURE LIFE
REAL ESTATE
BY SEVEN GABLES REAL ESTATE

Buyer Closing Cost Estimate

Prepared Sep 10, 2025 • Mutual 8 • Price $250,000.00 • Owners 1

Item	Amount
Escrow Fee	$950.00
Recording Fee	$141.00
GRF Membership Fee ($7,000 × owners)	$7,000.00
Wire Fee	$60.00
Electronic Storage Fee	$65.00
Filing Fees	$150.00
Carrying Costs (HOA + Property Taxes)	$1,196.72

Total Buyer Fees
$9,562.72

Estimated Cash to Close
$259,562.72

* All amounts are approximate estimates provided for informational purposes only and are not guaranteed. Final amounts may vary based on actual closing statements, escrow calculations, and mutual/association fees. Please consult your escrow officer or legal professional for exact figures.

Leisure Life Real Estate

LEISURE LIFE REAL ESTATE
BY SEVEN GABLES REAL ESTATE

Buyer Closing Cost Estimate

Prepared Sep 10, 2025 • Mutual 8 • Price $375,000.00 • Owners 2

Item	Amount
Escrow Fee	$950.00
Recording Fee	$141.00
GRF Membership Fee ($7,000 × owners)	$14,000.00
Wire Fee	$60.00
Electronic Storage Fee	$65.00
Filing Fees	$150.00
Carrying Costs (HOA + Property Taxes)	$1,387.69

Total Buyer Fees
$16,753.69

Estimated Cash to Close
$391,753.69

* All amounts are approximate estimates provided for informational purposes only and are not guaranteed. Final amounts may vary based on actual closing statements, escrow calculations, and mutual/association fees. Please consult your escrow officer or legal professional for exact figures.

Leisure Life Real Estate

LEISURE LIFE
REAL ESTATE
BY SEVEN GABLES REAL ESTATE

Buyer Closing Cost Estimate

Prepared Sep 10, 2025 • Mutual 8 • Price $550,000.00 • Owners 2

Item	Amount
Escrow Fee	$950.00
Recording Fee	$141.00
GRF Membership Fee ($7,000 × owners)	$14,000.00
Wire Fee	$60.00
Electronic Storage Fee	$65.00
Filing Fees	$150.00
Carrying Costs (HOA + Property Taxes)	$1,655.06

Total Buyer Fees

$17,021.06

Estimated Cash to Close

$567,021.06

* All amounts are approximate estimates provided for informational purposes only and are not guaranteed. Final amounts may vary based on actual closing statements, escrow calculations, and mutual/association fees. Please consult your escrow officer or legal professional for exact figures.

Leisure Life Real Estate

GRF

2025 STOCK TRANSFER
OFFICE SCHEDULE OF FEES

GRF Amenities/Co-Occupant Fees

TPUF Fee	**$7,000**	40-5061-2 Fees
Co-Occupant Amenities Fee	**$7,000**	40-5061-2 Fees
1 co-occupant per unit only.		
Co-Occupant Setup Fee	**$120**	40-5061-2 Fees
Qualified Permanent Resident (QPR)	**$120**	40-5061-2 Fees

Transfers of Stock

Certificate Preparation Fee	**$300**	40-5061-2 Fees
Adding or deleting an owner or replacing lost certificates.		
TPUF Transfer Inspection Fee	**$250 to $750**	Policy 7545/Rules
Fee varies from Mutual to Mutual.		
Legal Review of Certification of Trust Fee	**$150**	40-5061-2 Fees
Fee represents attorney's fee and GRF pro-rated staff time and is collected at time of request.		
Legal Review of Powers of Attorney and Court Orders Fee (if necessary)	**$90**	40-5061-2 Fees
Fee represents attorney's fee and GRF pro-rated staff time and is collected at transfer.		
Mutual Two, Three, Five, Six, Nine, Ten, Eleven, Fourteen Buyer Premium Fee		Board Resolution

Escrow Fees

Escrow Transfer Fee	**$600**	40-5061-2 Fees
Escape Tax Withholding Deposit	**$3,000 - $5,000**	Policy 7709.1/Rules
Fee varies from Mutual to Mutual. Deposit refunded after release from O. C. Tax Assessor.		
Inspection Withholding Deposit	**$6,500 to $10,000**	Policy 7530/Rules
Also known as Repair Deposit. Deposit varies by Mutual and is refunded 6-8 weeks after close of escrow.		
Legal Review of Certification of Trust Fee	**$150-$75** for additional reviews	40-5061-2 Fees
Fee represents attorney's fee and GRF pro-rated staff time and is collected at time of request.		
Legal Review of Powers of Attorney and Court Orders Fee (if necessary)	**$90-$75** for additional reviews	40-5061-2 Fees
Fee represents attorney's fee and GRF pro-rated staff time and is collected at escrow.		
Mutual Two, Three, Five, Six, Nine, Ten, Eleven, Fourteen Buyer Premium Fee		Board Resolution

ID Cards, Maps and Passes

Replace Lost ID Card – 1st loss	**$25**	10-2000-2 Consolidated Fees
Subsequent replacement ID Card within 24 mos.	**$50**	10-2000-2 Consolidated Fees
Replace Realtor's Pass – 1st loss	**$50**	10-2000-2 Consolidated Fees
Replace Realtor's Pass – 2nd loss	**$75**	10-2000-2 Consolidated Fees
Purchase Map for Non-Shareholders	**$1**	40-5061-2 Fees
Replace Caregiver Pass	**$20**	40-5580-2 Entry Passes – Fees
Not Surrender of Caregiver Pass on vacating	**$100**	10-2000-2 Consolidated Fees
GRF ID Card Not Surrendered on vacating	**$500**	40-1201-2 Fees
Renter/Lessee		40-3182-2 Fees
Rental/Lessee Fine, Fees and Deposits		40-3182-2 Fees
Rental/Lessee Policies and Rules varies per Mutual		

Membership Transfer
Becoming a Member/Shareholder

GRF

Membership Transfers require 30-45 days to complete

and are made by appointment ONLY.

Qualifications:
- One member must be at least 55 years of age
- A spouse of any age may qualify with that senior spouse – Qualified Permanent Resident (QPR) $120 Receipt #____________________________

Apartments Held in Trust: Requires GRF Attorney review prior to executing a Transfer of Ownership - You will be required to provide:
❑ $150 Trust Review Fee - $75 for additional review ❑ Power Attorney Fee (P.O.A.) $90 - $75 for additional review
❑ Both ownership certificates – Front and Back - Original share of Stock Certificate and GRF Membership Certificate Stapled to flysheet
❑ A complete Trust (or Trust Certification prepared within 30 days) ❑ Power of Attorney (P.O.A.) forms
❑ Certified copy of a death certificate (if applicable)

Financial Qualifications: NO APPOINTMENT NEEDED FOR STEP 1.

A. Show monthly income of at least (4 or 5) times the unit's monthly assessment.
B. Show backup income of at least $25,000 or $50,000. See Mutual #-7510-3 Eligibility Requirements.
C. Credit Report and FICO Score may be required.

Step 1. **Please Provide**:

A. Provide the last two years of Tax Returns, and/or 1099 for interest dividends, 1099Rs for retirement income, and/or SSA-1099 Social Security Benefit Statement.
B. Provide six months of savings account statements, and/or six months of checking account statements, and/or 6-month statement for CD, or IRA accounts indicating at least $25,000 or $50,000 depending on Mutual eligibility requirements. All accounts must be currently dated.
C. Credit Report and FICO may be required in some Mutuals.

IMPORTANT: If you do not bring the appropriate documents as set forth above, your financial review and approval may be delayed.

It is advisable to seek your legal counsel's and tax advisor's advice prior to executing any transfer of your unit ownership.

MEMBERSHIP TRANSFER

Step 2. Make a Required Appointment
(562) 431-6586, Ex. 346, 339, 347, 348 or 400
Membership transfers take approximately 30-45 days to complete.

Documents Required at the Transfer Appointment

❑ Original share of Stock Certificate and GRF Membership Certificate – must sign back
❑ Confirm you have the trust review, or P.O.A. review document approval from GRF Trust Attorney
❑ Policy 7510 for Mutual Eligibility Requirements **(On physician or medical office letterhead)**
❑ Active Adult Community Disclosure
❑ Completed Membership application
❑ Passport or Birth Certificate for Proof of age
❑ All parties to the transfer must be present for signatures with valid ID
❑ A Certified Copy of a Death Certificate **(If Applicable)**

Power of Attorneys Heirs & Trustees Information Sheet

To be able to proceed to legally represent the affairs of a Seal Beach Leisure World shareholder, during their lifetime or after their death, and to list and sell their apartment you must first establish your legal status by providing proper legal documentation to the Golden Rain Foundation Stock Transfer Office.

DURNING THE LIFE OF A SHAREHOLDER/MEMBER:

- GRF and Mutual Certificates (need both)
- A notarized Power of Attorney **(Expires upon Shareholder's Death and ID)**
- Trustee of the shareholder/member's Trust **(Must provide a copy of Trust and ID)**
- Court Ordered Conservatorship. **(Must provide certified copy and ID)**

AFTER THE DEATH OF A SHAREHOLDER/MEMBER:

- GRF and Mutual Certificates (need both)
- Provide a certified copy of the shareholder's Death Certificate
- Provide Trust information showing that you are the Successor Trustee and ID
- Provide Court-Ordered appointment of executor of the deceased shareholder and ID
- Non-Resident Co-owner has full authority upon the death of the shareholder
- **IMPORTANT:** A **WILL** is not sufficient documentation to afford the presenter with any rights on behalf of the deceased shareholder. A Court Order is required

REQUIRED IDENTIFICATION – YOU WILL BE REQUESTED TO PROVIDE:

- A copy of your Driver's License
- A forwarding address.
- Your current home and/or cell phone number and email address.

A HELPFUL LIST OF THINGS YOU NEED TO DO:

- Clean out the refrigerator and freezer.
- Leave the electricity on to keep the fire alarm activated.
- Keep unit and patio in clean condition.
- Timely pay all monthly assesments.
- Run water in the tub and sinks to avoid gas buildup in the traps.
- If you change the unit locks, provide Security with a spare key for the lockbox per Mutual policy.

Golden Rain Foundation Seal Beach, California

GRF

Transfer
Non-Resident Co-Owner
Adding or Deleting Beneficiary to Your Stock Ownership

If apartment is in a Trust or is under Court Order, GRF Attorney release may be required prior to any transfer. Please call to make a required appointment: (562) 431-6586, ext. 339, 348 or 400.

Documents Required at the Transfer Appointment:

- ☐ Must provide the current (2) Ownership Certificates.
- ☐ All persons involved with transfer must be present.
- ☐ If not present, a Power of Attorney is required for that person.
- ☐ All persons involved in the transfer must show ID.
- ☐ Certified copy of a death certificate (if applicable).
- ☐ Transfer Fee of $300.

Important Things to Know:

- This transfer may take 30-45 days to complete.
- All titles are held as "Joint Tenants with Full Rights of Survivorship."
- Nonresident, Co-Owner is also responsible for monthly carrying charge.
- You may only add one (1) nonresident, co-owner to your ownership.

Is the Unit an Asset of a Trust?

Units held in Trust may require GRF Attorney review prior to executing a Transfer. You will be required to provide:

- ☐ $150 Trust Review Fee
- ☐ Copies of both ownership certificates — Front and Back
- ☐ A complete copy of the Trust (or Trust Certification prepared within 30 days)
- ☐ Certified copy of a death certificate (if applicable)

It is advisable to seek your legal counsel's and tax advisor's advice prior to executing any transfer of your unit ownership.

GRF

2025 STOCK TRANSFER OFFICE SCHEDULE OF FEES

GRF Amenities/Co-Occupant Fees

TPUF Fee	**$7,000**	40-5061-2 Fees
Co-Occupant Amenities Fee	**$7,000**	40-5061-2 Fees
1 co-occupant per unit only.		
Co-Occupant Setup Fee	**$120**	40-5061-2 Fees
Qualified Permanent Resident (QPR)	**$120**	40-5061-2 Fees

Transfers of Stock

Certificate Preparation Fee	**$300**	40-5061-2 Fees
Adding or deleting an owner or replacing lost certificates.		
TPUF Transfer Inspection Fee	**$250 to $750**	Policy 7545/Rules
Fee varies from Mutual to Mutual.		
Legal Review of Certification of Trust Fee	**$150**	40-5061-2 Fees
Fee represents attorney's fee and GRF pro-rated staff time and is collected at time of request.		
Legal Review of Powers of Attorney and Court Orders Fee (if necessary)	**$90**	40-5061-2 Fees
Fee represents attorney's fee and GRF pro-rated staff time and is collected at transfer.		
Mutual Two, Three, Five, Six, Nine, Ten, Eleven, Fourteen Buyer Premium Fee		Board Resolution

Escrow Fees

Escrow Transfer Fee	**$600**	40-5061-2 Fees
Escape Tax Withholding Deposit	**$3,000 - $5,000**	Policy 7709.1/Rules
Fee varies from Mutual to Mutual. Deposit refunded after release from O. C. Tax Assessor.		
Inspection Withholding Deposit	**$6,500 to $10,000**	Policy 7530/Rules
Also known as Repair Deposit. Deposit varies by Mutual and is refunded 6-8 weeks after close of escrow.		
Legal Review of Certification of Trust Fee	**$150-$75** for additional reviews	40-5061-2 Fees
Fee represents attorney's fee and GRF pro-rated staff time and is collected at time of request.		
Legal Review of Powers of Attorney and Court Orders Fee (if necessary)	**$90-$75** for additional reviews	40-5061-2 Fees
Fee represents attorney's fee and GRF pro-rated staff time and is collected at escrow.		
Mutual Two, Three, Five, Six, Nine, Ten, Eleven, Fourteen Buyer Premium Fee		Board Resolution

ID Cards, Maps and Passes

Replace Lost ID Card – 1st loss	**$25**	10-2000-2 Consolidated Fees
Subsequent replacement ID Card within 24 mos.	**$50**	10-2000-2 Consolidated Fees
Replace Realtor's Pass – 1st loss	**$50**	10-2000-2 Consolidated Fees
Replace Realtor's Pass – 2nd loss	**$75**	10-2000-2 Consolidated Fees
Purchase Map for Non-Shareholders	**$1**	40-5061-2 Fees
Replace Caregiver Pass	**$20**	40-5580-2 Entry Passes – Fees
Not Surrender of Caregiver Pass on vacating	**$100**	10-2000-2 Consolidated Fees
GRF ID Card Not Surrendered on vacating	**$500**	40-1201-2 Fees
Renter/Lessee		40-3182-2 Fees
Rental/Lessee Fine, Fees and Deposits		40-3182-2 Fees
Rental/Lessee Policies and Rules varies per Mutual		

50-1671-4
M

STOCK TRANSFER

"Paws" for Thought Pet Registration Form

Your Pet Has a Home at Leisure World Too!
Please Read Carefully.
Pursuant to the GRF Pet Ownership Rules 50-1023-1, Mutual Policy 7501 and/or Mutual Rules and Regulations

It has long been noted that pets provide incredible mental and physical benefits to the owners who love them. The Mutual Pet Policy was established to honor the member's right to have a pet and to provide guidelines under which an Authorized Resident (AR) of Seal Beach Leisure World could bring a pet into the community to reside with them. This policy sets forth the rules and regulations for pet ownership, as well as the requirement that all ARs enter into a Pet Agreement and that their pets be registered. This policy is available online (www.lwsb.com) or by request in the Stock Transfer Office. Below are a few select important facts regarding pet ownership in Leisure World.

Definition of a Pet and Rules

- The law defines a "pet" as any DOMESTICATED bird, cat, or dog; or aquatic animals kept within an aquarium.
- No members of the reptile and monkey families, rats, mice, farm animals, arachnids (spiders), raucous-voiced birds are allowed.
- There is a limit of one domesticated pet per unit with the exception of birds, which is restricted to two.
- Pet dogs or cats must not weigh more than twenty-five pounds at maturity.
- The dog or cat weight limit in Mutual Seventeen is twenty pounds at maturity.
- Pet dogs and cats must always be on a handheld leash **no longer than six feet** when outside the unit per City of Seal Beach Municipal Code Title 7 – Public Peace, Morals and Welfare, Chapter 7.05 Animals §7.05.005 Definitions, Section E.
- Waste **must** be picked up with a plastic bag or poop scoop per City of Seal Beach Municipal Code §7.05.080 Sanitary Measures.
- There is no monetary fee to register your pet.
- Yearly update of pet documentation (insurance, license, and inoculations) required.
- Listed below are the documents required for you to register your pet dog or cat.

STOCK TRANSFER

"Paws" for Thought Pet Registration Form

	REQUIREMENTS FOR DOGS		REQUIREMENTS FOR CATS
	City of Seal Beach Animal Care Services		Proof of Spay or Neuter
	Proof of Spay or Neuter		Proof of Liability Insurance
	Proof of Pet Inoculations		
	Proof of Liability Insurance		

Reminder: Please consider micro-chip identification for your pet, as well as travel-kennel cages for emergency situations.

Pet Registration

The pet registration information and licensing must be updated on or before December 31 of each year. Pursuant to the GRF Pet Ownership Rules 50-1023-1, Mutual Policy 7501 and/or Mutual Rules and Regulations

Mutual & Unit: ____________ Authorized Resident: ________________________________

Authorized Resident Phone: ____

Emergency Contact Name(s): ____

Emergency Contact Phone: ____

Type of Pet: Dog ☐ Cat ☐ Other ☐ ____________

Name of Pet: ________________________ Male ☐ or Female ☐

Breed and Color of Pet________________________ Pet Weight: _______ Pet Age: _______

Estimated Maturity Weight _____________________

I acknowledge that I am responsible for following the provisions of Mutual Policy 7501 and/or Mutual Rules and Regulations, and GRF Pet Ownership Rules (50-1023-1). These can be found on the GRF website (www.lwsb.com).

_________________________________ _____________________________
Authorized Resident Signature Date

_________________________________ _____________________________
Authorized Mutual Board Director Signature Date

Return this form to the Stock Transfer Office.
If you require additional forms, contact Stock Transfer at (562) 431-6586, ext. 339, 346, 347, 348, or 400.
Golden Rain Foundation Seal Beach, California

Document History

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