



Melrose Heights

FAQs

IS THERE A HOMEOWNERS ASSOCIATION AT MELROSE HEIGHTS?

Yes. All Melrose Heights homeowners will be members of the homeowners association (HOA). General HOA dues are currently estimated to be \$189.50 per month at buildout. The budget is under review by the Department of Real Estate and is subject to change. Attached units will pay additional fees based on square footage of the residence, as follows (still under review by the DRE):

- Harbor: \$169 - \$207 | Strand: \$177 - \$203 | Sunset: \$141 - \$179

Melrose Heights HOA dues include landscape maintenance, exterior maintenance (roof, paint, exterior building maintenance), management expenses, pool & recreation facility and building insurance coverage. Exterior building maintenance and insurance is only included on the attached homes. All Melrose Heights homeowners will be individually responsible for all services to their residence, including, but not limited to trash, recycling, water/sewer, gas, electric, cable/satellite TV, Internet, telephone, etc.

DOES MELROSE HEIGHTS HAVE A PREFERRED LENDER?

Yes. All interested homebuyers are required to obtain pre-qualification approval through Melrose Heights preferred lender(s) – Charlie Chu with Wells Fargo, Nancy Sexton with HomeBridge Financial Services or Ryan Zoss of Loan Depot. Buyers who utilize Melrose Heights preferred lender(s) for their loan will receive a credit at closing that can be used toward closing costs and/or optional upgrades.

HOW MUCH IS THE INITIAL DEPOSIT TO PURCHASE A HOME?

A deposit equal to 3% of the purchase price, made payable to First American Title Company, is required at the time of purchase. Initial reservation requires pre-qualification only; wire, personal checks or cashier's checks are acceptable forms of deposit.

ARE THERE ANY ADDITIONAL DEPOSITS?

Yes. Most optional upgrades require an additional deposit. Optional electrical upgrades require a 75% deposit. Flooring, cabinets, countertops, appliances, and other optional design center upgrades require a 50% deposit at the time of ordering.

WHAT IS THE TAX RATE?

Melrose Heights/Oceanside's tax rate is approximately 1.09728% + approximately \$50 a year for special assessments for the 2021/2022 tax year (homebuyer to verify).

WHAT ARE THE DESIGNATED NEIGHBORHOOD SCHOOLS?

Melrose Heights schools are located within the Vista Unified School District and are subject to change. Please contact the district office at (760) 726-2170 for specific information regarding school boundaries. School assignments, boundaries, capacities and facilities are subject to change. Please confirm all school information directly with the school district.

- Vista High School
- Roosevelt Middle School
- Elementary Schools:
 - o Sunset: Temple Heights Elementary School
 - o Neptune, Harbor & Strand: Empresa Elementary School OR Bobier Elementary School

TRUMARK HOMES

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