

Crest of Wickford Late Payment Policy

September 21, 2017

With regard to the collection of monthly assessments, the Crest of Wickford By-laws allow the charge of a late payment fee of up to 5% of the monthly assessment amount and, in addition, an interest charge of 8% per annum to run from the date of a missed payment until the date it is finally paid. The By-laws also allow the recovery of all legal costs associated with the collection of late payments.

The late payment fee on the condominium monthly assessment is currently \$18. In addition, any payment that is 60 days overdue accrues interest from the date the missed payment was due (the first of every month). The interest penalty will apply to all payments that are more than 60 days overdue. **Any payment that is 60 days delinquent will be referred for collection at the expense of the unit owner.**

To illustrate this collection policy with an example, if a resident fails to make its March and April payments and then submits payment for March, April, and May on May 15 (thus missing the May grace period as well), the resident would owe \$61 in fees, which includes \$18 in late fees per month for each month the resident fails to make its payment, that is, \$18 [for March]+\$18 [for April]+\$18 [for May], plus \$7 in interest on the March payment ($\$420 \times 8\%$ divided by 12 months $\times 2.5$ months = \$7) because the March payment is more than 60 days overdue. The resident could also owe collection and legal fees for any steps Comsource has taken to recover payment.

Reference: Article VIII of the Crest of Wickford By-laws