

NON-QM CONDOMINIUM PROJECT QUESTIONNAIRE

Project Name:		Date:	
Project Street Address:		HOA Taxpayer ID:	
Unit Address:		Loan Number:	
HOA Representative:		Lender Name:	

In order to determine eligibility of your project, we ask for your assistance in completing this form. Any officer of the association/management may complete this form. It is imperative that each question is answered in full. Your cooperation will assure a smooth experience for both the borrower and the seller.

PART I – PROJECT INFORMATION

Please provide actual numbers and not percentages in the chart below:

Legal Phase # Previous and Future Phases	# of Units Per Phase	# of Buildings	# of Units Complete	# of Units for Sale	# of Units Sold or Under Contract	# of Owner Occupied and Secondary Homes	# of Investor Units
Note: If unable to provide number of second homes, provide number of off-site addresses:							

1. Please provide a breakdown of the total number of units in the Project below:

of Owner Occupied Units _____ # of Investor Units _____ # of Units Sold from Developer _____
 # of Secondary Home Units _____ # of Units for Sale _____ # of Units in Entire Project _____

2. Does the Project have any characteristics listed below? Please check all that apply: Yes No

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Hotel/Motel Operations | <input type="checkbox"/> Maid Service | <input type="checkbox"/> Room Service | <input type="checkbox"/> Bellman |
| <input type="checkbox"/> On-Site Registration Desk | <input type="checkbox"/> Houseboat | <input type="checkbox"/> Key-Card Entry | <input type="checkbox"/> Mandatory Rental Pool |
| <input type="checkbox"/> Short Term/Daily Rentals | <input type="checkbox"/> Investment Security | <input type="checkbox"/> Cooperative | <input type="checkbox"/> Manufactured Housing |
| <input type="checkbox"/> Continuing Care Facility | <input type="checkbox"/> Live-Work Project | <input type="checkbox"/> Timeshare | <input type="checkbox"/> Multi Dwelling |

3. What year was the Project built or converted? _____

4. How many stories or floors does the Project have? _____

5. What is the maximum number of units allowed in the Project? _____

6. Are at least 90% of the total units sold and closed? Yes No

7. Are all units and common elements complete and not subject to any additional phasing and/or additions? Yes No

If Yes - When was the Project completed? _____

8. If Project is not complete, is the subject legal phase, or any prior legal phases in which units have been offered for sale, substantially complete and has a Certificate of Occupancy been issued? Yes No

If No - When will the phase be completed? _____

Date subject phase completed? _____

Date last phase was completed? _____

What remains to be completed for project to be 100% complete? _____

9. Is the Project a conversion of an existing building within the last three years? Yes No
- If Yes** - What year was the Project original built? _____
- What date was the conversion completed? _____
- Was the conversion a gut rehab? Gut rehab refers to the renovation of a property down to the shell, with replacement of all HVAC and electronic components. Yes No
- What was the original use of the building? _____
- Note:** If Project is a conversion completed less than four years ago, please submit a copy of the engineer/architect report, evidence of repairs completed, current Reserve Study (last 24 months) and evidence of working capital fund.
10. Is any part of the Project used for commercial space? Yes No
- If Yes** - What is the total square footage of the commercial space? _____
- What is the total square footage of the building? _____
- What floor(s) is the commercial space located on? _____
- How is the commercial space currently used? _____
11. Is the Project part of a mixed-use building (contains both commercial and residential space not part of the association)? Yes No
- If Yes** - What is the total square footage of the commercial space? _____
- What is the total square footage of the building? _____
- What floor(s) is the commercial space located on? _____
- How is the commercial space currently used? _____
12. Is the HOA or developer involved in any litigation and/or arbitration, including the project being placed in receivership, bankruptcy, deed-in-lieu of foreclosure or foreclosure? Yes No
- If Yes** - Please describe the details and provide documentation and attorney letter relating to the litigation. _____
- _____
13. Are there any pending or levied special assessments by the HOA? Yes No
- If Yes** - What is the total amount of assessment? _____
- What is the assessment amount per unit? _____
- What is the term of the assessment? _____
- What is the current assessment balance? _____
- Has work been completed? Yes No
- Describe the nature of the assessment: _____
14. Does the association have any knowledge of any adverse environmental factors affecting the Project as a whole or any individual unit within the Project? Yes No
- If Yes** - Please provide an explanation: _____
15. Is there more than one association within the Project, covered by a Master or umbrella association? Yes No
- If Yes** - Master Association name: _____
- Amenities and/or recreational facilities available through Master Association: _____
- _____

16. Are there any common amenities and/or recreational facilities available or to be built in the future? If yes, please provide type(s). Yes No

Pool Clubhouse Tennis Court Playground

Other (describe): _____

17. Are all common elements, amenities, and/or recreational facilities owned jointly by the unit owners/HOA (including any Master Association)? Yes No

If No - Please provide an explanation: _____

18. Does the HOA own all amenities and recreational facilities debt and lien free? Yes No

19. Do the unit owners in the Project have rights to the use of all common elements/amenities? Yes No

20. Does the HOA share any common amenities with other, unaffiliated projects? Yes No

21. Does the Project have any mandatory, upfront membership fees for the use of recreational amenities owned by an outside party? Yes No

22. Are any units in the Project with resale or deed restrictions? Yes No

If Yes - Please explain. Provide related agreements and number of units subject to restriction and unit numbers: _____

23. Are all units owned fee simple? Yes No

24. Are any of the units owned in a leasehold? If yes, please provide copies of leasehold documents. Yes No

25. Is the developer leasing or renting any of the units in the Project? Yes No

If Yes - Please provide number of units leased/rented by the developer. _____

26. Is the developer responsible for assessments on unsold units? Yes No

27. If a unit is taken over in foreclosure, will the mortgagee be liable for more than six months of unpaid dues? Yes No

28. How many units are over 60 days delinquent on HOA dues or assessments (including REO owned units)? _____

29. How many units are over 30 days delinquent (including units that are over 60 days delinquent) in payment of HOA dues or assessments (including REO owned units)? _____

30. Does any single entity (individual, investor, or corporation) own more than 20% of the units in the Project? Yes No

31. Are two members of the HOA Board required to sign all checks written from the reserve account? Yes No

32. Does the HOA maintain two separate bank accounts for the operating and reserve accounts? Yes No

33. Does at least 10% of annual budget provide for funding or replacement reserves, capital expenditures, deferred maintenance and insurance deductibles? Yes No

34. What is the current dollar balance of the reserve account? _____

35. Has any maintenance or engineering inspection report been completed in the past five (5) years? Yes No

a) If Yes – Any significant deferred maintenance items identified? Yes No

i) If Yes – Provide documentation/evidence that items have been addressed. (Attach Documents)

36. Has the HOA received a directive from a regulatory or inspection agency to make repairs due to unsafe conditions? Yes No

37. Is the Project professionally managed? Yes No

If Yes - What is the length of the current management contract? _____

Does the management contract require a penalty for cancellation of at least 90 days? Yes No

38. Has the developer turned over Project control to the unit owners?

Yes No

If Yes - When was it turned over? _____

If No - What is the anticipated date the Project will be turned over to the unit owners? _____

39. If/when the Project is turned over to the unit owners, does the developer retain any ownership in the Project besides unsold units?

Yes No

If Yes - Please provide what is owned by the developer and how it is used: _____

PART II – PREPARER INFORMATION

Name: _____

Phone: _____

Title: _____

Email: _____

When completed, by HOA representative, this form will be utilized to help determine financing eligibility of a unit within the Project. Completion of this form does not create legal liability on the part of the preparer.

The undersigned hereby certifies that the above information is true and correct to the best of the preparer's knowledge and is presented on behalf of the Homeowners Association for the Project listed.

Signature of HOA Representative: _____

Date: _____