

FULL REVIEW UNIFORM CONDOMINIUM QUESTIONNAIRE

Borrower Last Name: _____ Loan Number: _____

Project Name: _____

Property Address: _____

Has control of the owners associations been turned over to the HOA?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are the amenities complete?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is all the construction or phasing complete?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the subject legal phase 100% complete to the buyer's preference (i.e plumbing, electricity, subflooring, and drywall)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are common areas and recreational facilities associated with the entire project (or subject phase) complete?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the project a cooperative?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the project a condominium-hotel?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the project a timeshare or segmented ownership project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the project a multi-dwelling unit condominium (in which ownership of multiple units is evidenced by a single deed or mortgage)? Is the subject unit one of these combined units? <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the condominium represent an legal, but non-conforming use of the land (do zoning regulations prohibit rebuilding to current density in the event of destruction)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is this project a conversion? If YES, is the conversion a "gut" rehabilitation where the renovation has stripped the property to the shell and all HVAC and electrical components have been replaced? <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the project build on a Leasehold Estate?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is any portion of the project designated for commercial use only? This is required even if the commercial portion of the building/project has a separate association.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project allow daily rentals or short-term rentals less than 30 days? If YES, is the HOA involved in renting the units? <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project contain a rental desk?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project participate in a mandatory rental pool?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project provide food service or housekeeping?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project have blackout dates that restrict the owner's use?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project operate wholly or partially as a continuing care facility?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project have mandatory upfront periodic membership fees for the use of recreational facilities owner by an outside party?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the project the subject of current litigation, mediation, arbitration, or similar dispute resolution process? If YES, attach a letter of explanation for the litigation from the attorney or a copy of the court complaint.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Are the property taxes for the individual units included in the HOA fees? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES and if new construction, will the taxes be individually assessed after recording? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES and if established, are the units currently assessed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Does the project adhere to one of the following financial controls? <input type="checkbox"/> Yes <input type="checkbox"/> No A) Separate bank accounts for operating funds and reserve funds? <input type="checkbox"/> Yes <input type="checkbox"/> No B) If applicable, the management company maintains separate records for all HOAs and does not have the authority to draw checks or transfer funds from reserve accounts? <input type="checkbox"/> Yes <input type="checkbox"/> No C) Two members of the board must sign all checks written on the reserve account. <input type="checkbox"/> Yes <input type="checkbox"/> No	
Please indicate which utilities the HOA pays on behalf of the unit owner from the HOA dues: <input type="checkbox"/> Gas <input type="checkbox"/> Water <input type="checkbox"/> Electric <input type="checkbox"/> Cable <input type="checkbox"/> Sewer <input type="checkbox"/> Trash	
Does the project have any structural maintenance items that have been deferred or delayed for any reason? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, please provide a letter of explanation describing any deferred maintenance.	
Is there currently a special assessment or one planned for the next year? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, please provide a letter of explanation describing the assessment, approximate dollar amount and available payment terms.	

Total Number of Phases: _____ Subject Phase #: _____

Total Number of Units:	Entire Project		Subject Phase	
Total Number of Units for Sale:				
Total Number of Units Sold:				
Total Number of Units Rented:				
Total Number of Units Owner Occupied:				

Please indicate the highest number of units owned by a single entity owner within the entire project: _____

Total Number of unit owners currently >60-days past due with their monthly HOA fees: _____

HOA Contact Name: _____ Title: _____

HOA Phone: _____ HOA Email: _____

I hereby attest this information to be true and correct:

_____ Date: _____

Signature

Printed Name