

Condominium HOA

Limited Review Questionnaire

Borrower Name: _____ Unit #: _____

Project Legal Name: _____

Master Association (if applicable): _____

Project Address: _____

 If answer to any question 1 – 7 is Yes, please stop and complete a FULL REVIEW QUESTIONNAIRE. YES | NO

1. Is the project new and units attached? YES NO
2. Does the project operate like a resort condominium, condotel, leasehold, live-work, or have a rental desk? YES NO
3. Is the HOA under control of the Developer? YES NO
4. Is the project subject to any additional phasing or add-ons? YES NO
5. Does any single entity, individual, or group: a) if project is 5—20 units, own more than two units; or b) if project is more than 20 units, own more than 20% of the total units? YES NO
6. Does project have any significant deferred maintenance that meets one or more of the following criteria: YES NO
 - a) full or partial evacuation of the building for 7 or more days is required to complete repairs;
 - b) project has deficiencies, defects, substantial damage, or deferred maintenance that
 - i) is severe enough to affect safety, soundness, structural integrity, or habitability of improvements,
 - ii) improvements need substantial repairs and rehabilitation, including many major components, or impedes safe and sound functioning of one or more of the building's major structural or mechanical elements, including but not limited to foundation, roof, load-bearing structures, electrical system, HVAC, or plumbing?
7. Has project failed to obtain an acceptable certificate of occupancy or pass local regulatory inspections or recertifications in the last 5 years? YES NO
 - a) If yes provide any applicable inspection, engineering, or other certification reports related to any issues.

If answer to any question 8—10 is No, or to questions 11—13 are Yes, please stop and complete a FULL REVIEW QUESTIONNAIRE.

8. Are the units, common areas, and recreational facilities of the project 100% complete with no additional phases to be built? YES | NO YES NO
9. Is the HOA clear of any pending litigation or arbitration? YES NO
10. Do unit owners, through HOA, have sole ownership interest in and full rights to use the project's facilities and common areas? YES NO
11. Is there any commercial space in the complex? YES NO
 - a. If Yes, is it greater than 25% of the complex? YES NO
12. Is the property a conversion? YES NO
 - a. If Yes, date of conversion: _____
13. Are there any special assessments? YES NO
 - a. If Yes, provide documents detailing use.
14. Are any unit owners more than 60 days delinquent on HOA Dues? If Yes, how many? _____ YES NO
15. HOA Tax Identification Number (TIN or EIN) (required): _____

Hazard Insurance (required): If policy shows Co-Insurance, an Agreed Amount Endorsement is required.

16. Please provide Hazard Insurance Declaration/Loss Payee page. Attached N/A
17. Please provide HO6 Declaration/Loss Payee page. Attached N/A

SOURCE OF INFORMATION: Acceptable sources of information include an officer of the condominium association or a qualified employee of the association's management company.

Source Name _____

Source Title _____

Source Signature _____

Date Completed _____

Source Email Address _____

Source Phone Number _____

Association Website Address: _____

Notes: