

## **CONDOMINIUM HOA FULL REVIEW QUESTIONNAIRE**

19000 MacArthur Blvd, Ste 200 Irvine, CA 92612 \* (800) 760-1833

Borrower Name: Unit #:	
Project Legal Name:	
Project Address:	
Please answer all questions; where numbers are requested, please provide the count (not the percentage  1. Does the project have any of the items listed below? Please check all that apply.  Central Phones Check-in Desk Continuing Care Retirement Community  Hotel Operations Houseboat Maid Service Mandatory Rental Pool  Manufactured Housing Multi-Dwelling Unit (more than 1 unit per Deed)  Timeshares Under 30-Day Rentals  Project Listed as Investment Security with the SEC	). Yes No
<ul> <li>Project Contains Non-Incidental Business Operations (Restaurant, Spa, Etc.)</li> <li>Project is Common Interest Apartment or Community Apartment Property</li> <li>Is the HOA a licensed Hotel, Motel, Resort, or Hospitality Entity?</li> <li>Does project have any significant deferred maintenance that meets one or more of the following criteria         <ul> <li>full or partial evacuation of the building for 7 or more days is required to complete repairs;</li> <li>project has deficiencies, defects, substantial damage, or deferred maintenance that</li></ul></li></ul>	f
or iii) 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?  4. Has project failed to obtain an acceptable certificate of occupancy or pass local regulator inspections or recertifications in the last 5 years?  a) If yes, provide any applicable inspection, engineering, or other certification reports related to any issues.	y Yes No
<ol> <li>Does the HOA or do the Legal Documents require owners to make units available for rental pooling?</li> <li>Does the HOA or do the Legal Documents require owners to share profits for the rental or units with the HOA Management Company or resort/hotel rental company?</li> </ol>	
<ul> <li>7. Please list total number of units in the project for items a—g (please enter numbers, not percentages):</li> <li>a. Number in the project</li> <li>b. Number sold and closed</li> <li>c. Number under contract to owner occupants</li> <li>d. Number under contract to investors</li> </ul>	
<ul> <li>e. Number under contract to second home/vacation home buyers</li> <li>f. Number owned by a single person/entity</li> <li>g. Number over 60 days delinquent, and dollar amount of delinquency</li> </ul>	
<ul> <li>8. Are there any additional phases?</li> <li>9. Units are owned as  Fee Simple / Leasehold</li> <li>10. Are all units, common areas, and amenities completed?</li> </ul>	Yes No
<ol> <li>Date association was turned over to unit owner control (Month/Year)</li> <li>Is the project a conversion?</li> <li>If yes, was conversion a Gut Rehab with renovation of a property down to the shell with replacement of all HVAC &amp; electrical components? Year converted:</li> </ol>	
13. Does the project contain any governmentally regulated low- or moderate-income housing units (also known as inclusionary zoning)?	Yes No



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Borr	ower Name:	Unit #:	
14.	Is the project subject to a recreation/land lease?		Yes No
15.	Are the units subject to private transfer fee covenants?		Yes No
	a. If yes, private transfer fee paid to:		
16.	Does the project have a mandatory club membership?		Yes No
	a. If yes, the club owner is:		
17.	Are there any special assessments ongoing or planned?		Yes No
	a. If yes, reason for special assessment:	•	
18.	Is the association subject to any lawsuits or litigation?		Yes No
	a. If yes, please attach a copy of the Legal Complaint filed with t	he court.	
19.	Does the project contain any commercial space?		Yes No
	a. If yes, what percentage of the project is commercial?	•	
20.	Has the HOA or Developer retained any right of first refusal?		Yes No
	a. If yes, are the mortgagees (lenders) excluded from this right o		Yes No
21.	If a unit is Foreclosed or claimed with Deed-in-lieu of Foreclosure		Yes No
	dues? If yes, how long? 0—6 months more than 6 months	S	
22.	Is the project located in a Master Association?		Yes No
	a. If yes, Master Association legal name:		
	b. and Master Association legal entity type is: Condominium		
	c. Master Association required to pay fees? Yes No and		
23.	Does the HOA or Management Company maintain separate accreserve funds?	counts for operating expense and	Yes No
24.	Is the project managed by an outside professional management f	irm?	Yes No
	a. If yes, will the outside management contract expire within thr	ree years?	Yes No
	b. and can the outside management contract be canceled by with 90-day written notice?	either party with or without cause	Yes No
25.	Are monthly account statements being sent directly to the HOA?		Yes No
26.	Monthly HOA dues per unit		
27.	Date monthly dues are assessed		
28.	Segregated reserve account balance		
29.	Insurance: Agent Name:	Phone:	
	CE OF INFORMATION: Acceptable sources of information include an byee of the association's management company.	officer of the condominium associat	ion or a qualified
Sou	rce Name	Source Title	
Sou	rce Signature	Date Completed	
Source Email Address Source Phone Number		Source Phone Number	
Assoc	iation Website Address:		