



Full Review Uniform Condominium Questionnaire

Borrower's Last Name: _____ Loan Number: _____

Project Name: _____

Property Address: _____

City, State, Zip: _____, _____

Home Owners Association Contact Name: _____

Title: _____ Phone Number: _____ Date: _____

- 1 Has control of the owners association been turned over to the HOA? YES NO
If YES, enter the date that the project was turned over. _____
 - 2 Are the amenities complete? YES NO
 - 3 Is all construction or phasing complete? YES NO
 - 4 Is the subject legal phase 100% complete? YES NO
 - 5 Are common areas and recreational facilities associated with the entire project (or the subject phase) complete? YES NO
 - 6 Is the project a cooperative? YES NO
 - 7 Is the project a condominium-hotel? YES NO
 - 8 Is the project a timeshare or segmented ownership project? YES NO
 - 9 Is the project a multi-dwelling unit condominium (in which ownership of multiple units is evidenced by a single deed and mortgage)? YES NO
(Projects that include such ownership structures are not acceptable)
 - 10 Does the condominium represent a legal, but non-conforming use of the land (if zoning regulations prohibit rebuilding to current density in the event of destruction)? YES NO
 - 11 Is the project a conversion? YES NO
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.) YES NO
 - 12 Is the project built on a Leasehold Estate? YES NO
 - 13 Total number of phases: _____ Subject Phase #: _____

Total number of units:	Entire project: _____	Subject phase: _____
Total number of units for sale:	Entire project: _____	Subject phase: _____
Total number of units sold:	Entire project: _____	Subject phase: _____
Total number of units rented (Investor):	Entire project: _____	Subject phase: _____
Total number of owner occupied units (Primary residence & Second homes):	Entire project: _____	Subject phase: _____
- Does any single entity own more than 10% of the total numbers within the entire project? YES NO
- Highest number of units owned by a single entity: _____



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- 14 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. YES NO
If YES, what percentage of the project? _____ %
- 15 Does the project allow daily rentals? YES NO
If YES, what percentage is available for daily rentals? _____ %
- 16 Does the project contain a rental desk? YES NO
- 17 Does the project participate in a mandatory rental pool? YES NO
- 18 Does the project provide food service? YES NO
- 19 Does the project provide daily housekeeping? YES NO
- 20 Does the project have blackout dates that restrict the owner's use? YES NO
- 21 Does the project operate wholly or partially as a continuing care facility? YES NO
- 22 Does the project have mandatory upfront or periodic membership fees for the use of recreational facilities owned by an outside party? YES NO
- 23 Is the project the subject of current litigation, mediation, arbitration or similar dispute resolution process? YES NO
If YES, attach a letter of explanation for litigation from the attorney or a copy of the court complaint.
- 24 What is the amount held in reserves for replacement/repair of major components? \$ _____
- 25 a. Total number of unit owners currently > 30 days past due with their monthly H.O.A. fees: _____
b. Total number of unit owners currently > 60 days delinquent: _____
- 26 Does the project adhere to one of the following financial controls? YES NO
- 27 Separate bank accounts for operating funds and reserves funds YES NO
- 28 If applicable, management company maintains separate records for all HOA's and does not have the authority to draw checks or transfer funds from reserve accounts? YES NO
- 29 Two members of the board must sign all checks written on the reserve account? YES NO