

QM Limited Review Condominium Questionnaire**Borrower's Name:****Loan Number:****I. Basic Project Information**

1. Project Legal Name:

2. HOA Name (if different from
Project Legal Name):

3. Project Physical Address:

4. Subject Unit Address:

5. What is the amount of Regular
Monthly HOA dues (per unit)?6. Name of Master or Umbrella Association
(if applicable):

6. Does the project contain any of the following? Check all that apply:

6.a. Hotel/motel/resort activities, mandatory or voluntary rental-pooling arrangements, or other
restrictions on the unit owner's ability to occupy the unit

6.b. Deed or resale restrictions

6.c. Manufactured homes

6.d. Mandatory fee-based memberships for use of project amenities or services

6.e. Non-incident income from business operations

6.f. Supportive or continuing care for residents/assisted living facilities?

6.g. Leases with a third party for access to recreational facilities

6.h. Timeshare, fractional, or segmented ownership projects

6.i. Multi-dwelling units (in which ownership of multiple units is evidenced by a single deed and
mortgage?)

6.j. Legal, but non-conforming use of the land

(Do zoning regulations prohibit rebuilding to current density in the event of destruction?)

Provide additional details here, if applicable:

II. Supplementary Project Information

1. Is the project 100% complete, including all construction or renovation of units, common elements, and shared amenities for all project phases? YES NO

2. Year Project 100% Complete:

3. Has the developer transferred control of the HOA to the unit owners?

Yes, date transferred:

No, the estimated date of transfer will occur:

4. Total number of units

5. Total number of units sold

6. Highest number of units owned by a single entity:

If >1, please specify:

7. Do the unit owners have sole ownership interest in and the right to use the project amenities and common areas? YES NO

If No, explain who has ownership interest in and rights to use the project amenities and common areas:

8. What % of the building space is used for non-residential or commercial space?

If not 0%, please specify:

9. Is the HOA involved in any active or pending or litigation? YES NO

If Yes, provide documentation regarding the litigation from the attorney or the HOA.

III. Building Safety, Soundness, Structural Integrity, and Habitability

1. Have there been any structural and/or mechanical inspections within the last 3 years as of the questionnaire completion date? YES NO

If Yes, provide all inspection reports.

2. Did the last inspection have any findings related to the safety, soundness, structural integrity, or habitability of the project's building(s)? YES NO

2a. If Yes, have recommended repairs/replacements been completed? YES NO

If the repairs/replacements have not been completed:

2b. What repairs/replacements remain to be completed?

2c. When will the repairs/replacements be completed?

III. Building Safety, Soundness, Structural Integrity, and Habitability

3. Are there any current evacuation orders for repairs/replacements being completed? YES NO

3a. **If Yes**, describe:

4. Is the HOA aware of any deficiencies related to the safety, soundness, structural integrity, or habitability of the project's building(s)? YES NO

4a. **If Yes**, what are the deficiencies?

4b. Of these deficiencies, what repairs/replacements remain to be completed?

4c. Of these deficiencies, when will the repairs/replacements be completed?

4d. Does the project have an acceptable Certificate of Occupancy and/or has the project passed local regulatory inspections or re-certifications? (Provide documentation if applicable) YES NO

5. Are there any outstanding violations of jurisdictional requirements? (zoning ordinances, codes, etc.) related to the safety, soundness, structural integrity, or habitability of the project's building(s)? YES NO

If Yes, provide notice from the applicable jurisdictional entity

6. Is it anticipated that the project will, in the future, have such violations? YES NO

If Yes, provide details of the applicable jurisdiction's requirement and the project's plan to remediate the violation

7. Does the project have a funding plan for its deferred maintenance components/items to be repaired or replaced? YES NO

8. Does the project have a schedule for the deferred maintenance components /items to be replaced? YES NO

If Yes, provide the schedule

9. Has the HOA had a reserve study completed on the project within the past 3 years? YES NO

10. Are there any current special assessments unit owners are obligated to pay? **If Yes**, YES NO

10a. What is the total amount of the special assessment?

10b. What is the purpose of the special assessment?

10c. How many unit owners are 60 days or more delinquent on current special assessments?

11. Are there any planned special assessments that unit owners will be obliged to pay? **If Yes**, YES NO

11a. What will be the total amount of the special assessment?

11b. What will be the terms of the special assessment?

11c. What will be the purpose of the special assessment?

12. Are there any scheduled repairs or maintenance over \$10,000 per unit that are not fully funded/budgeted? YES NO

12a. **If Yes**, describe:

Contact Information

Name of Preparer:

Title of Preparer:

Preparer's Phone:

Preparer's Email:

Preparer's Company Name:

Preparer's Company Address:

Date Completed: