

November 5, 2021

Subject: Temporary Requirements for Condominium Projects

meMortgage has updated the Condominium Project Questionnaire with additional questions regarding special assessments and inspections performed on the project. Specifically, loans secured by units in condo projects with significant deferred maintenance or in projects that have received a directive from a regulatory authority or inspection agency to make repairs due to unsafe conditions are not eligible for purchase.

Additionally, meMortgage will not purchase loans secured by units in any condo project identified by FNMA as "Unavailable" by Condo Project Manager (CPM).

The Condominium Project Questionnaire is required to be completed by the project HOA on every condominium project. The additional questions regarding special assessments and inspections performed on the project is required to identify projects with significant deferred maintenance. Any projects with significant deferred maintenance or have received a directive from a regulatory or inspection agency to mark repairs due to unsafe conditions are not eligible for purchase. Significant deferred maintenance includes deficiencies that meet one or more of the following criteria:

- Full or partial evacuation of the building to complete repairs is required for more than seven days or an unknown period of time;
- The project has deficiencies, defects, substantial damage, or deferred maintenance that
 - o is severe enough to affect the safety, soundness, structural integrity, or habitability of the improvements;
 - o the improvements need substantial repairs and rehabilitation, including many major components; or
 - o impedes the safe and sound functioning of one or more of the building's major structural or mechanical elements, including but not limited to the foundation, roof, load bearing structures, electrical system, HVAC, or plumbing

CONDOMINIUM PROJECT QUESTIONNAIRE

| | | | |
|-------------------------|--|------------------|--|
| Project Name: | | Date: | |
| Project Street Address: | | HOA Taxpayer ID: | |
| Unit Address: | | Loan Number: | |
| HOA Representative: | | Lender Name: | |

In order to determine eligibility of your project, we ask for your assistance in completing this form. Any officer of the association/management may complete this form. It is imperative that each question is answered in full. Your cooperation will assure a smooth experience for both the borrower and the seller.

PART I - PROJECT INFORMATION

Please provide actual numbers and not percentages in the chart below:

| Legal Phase # Previous and Future Phases | # of Units Per Phase | # of Buildings | # of Units Complete | # of Units for Sale | # of Units Sold or Under Contract | # of Owner Occupied and Secondary Homes | # of Investor Units |
|---|----------------------|----------------|---------------------|---------------------|-----------------------------------|---|---------------------|
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| Note: If unable to provide number of second homes, provide number of off-site addresses: | | | | | | | |

1. Please provide a breakdown of the total number of units in the Project below:

of Owner Occupied Units _____ # of Investor Units _____ # of Units Sold from Developer _____
 # of Secondary Home Units _____ # of Units for Sale _____ # of Units in Entire Project _____

2. Does the Project have any characteristics listed below? Please check all that apply: Yes No

- Hotel/Motel Operations Maid Service Room Service Bellman On-Site Registration Desk
- Houseboat Key-Card Entry Mandatory Rental Pool Short Term/Daily Rentals
- Investment Security Cooperative Manufactured Housing Continuing Care Facility Live-Work Project
- Timeshare Multi Dwelling

3. What year was the Project built or converted? _____

4. How many stories or floors does the Project have? _____

5. What is the maximum number of units allowed in the Project? _____

6. Are at least 90% of the total units sold and closed? Yes No

7. Are all units and common elements complete and not subject to any additional phasing and/or additions? Yes No

If Yes - When was the Project completed? _____

8. If Project is not complete, is the subject legal phase, or any prior legal phases in which units have been offered for sale, substantially complete and has a Certificate of Occupancy been issued? Yes No
 If No - When will the phase be completed? _____
 Date subject phase completed? _____
 Date last phase was completed? _____
 What remains to be completed for project to be 100% complete? _____
9. Is the Project a conversion of an existing building within the last three years? Yes No
 If Yes - What year was the Project original built? _____
 What date was the conversion completed? _____
 Was the conversion a gut rehab? Gut rehab refers to the renovation of a property down to the shell, with replacement of all HVAC and electronic components. Yes No
 What was the original use of the building? _____
Note: If Project is a conversion completed less than four years ago, please submit a copy of the engineer/architect report, evidence of repairs completed, current Reserve Study (last 24 months) and evidence of working capital fund.
10. Is any part of the Project used for commercial space? Yes No
 If Yes- What is the total square footage of the commercial space? _____
 What is the total square footage of the building? _____
 What floor(s) is the commercial space located on? _____
 How is the commercial space currently used? _____
11. Is the Project part of a mixed-use building (contains both commercial and residential space not part of the association)?
 Yes No
 If Yes - What is the total square footage of the commercial space? _____
 What is the total square footage of the building? _____
 What floor(s) is the commercial space located on? _____
 How is the commercial space currently used? _____
12. Is the HOA or developer involved in any litigation and/or arbitration, including the project being placed in receivership, bankruptcy, deed-in-lieu of foreclosure or foreclosure? Yes No
 If Yes - Please describe the details and provide documentation and attorney letter relating to the litigation.

13. Are there any pending or levied special assessments by the HOA? Yes No
 If Yes - What is the total amount of assessment? _____
 What is the assessment amount per unit? _____
 What is the term of the assessment? _____
 What is the current assessment balance? _____
 Has work been completed? Yes No
 Describe the nature of the assessment: _____
14. Does the association have any knowledge of any adverse environmental factors affecting the Project as a whole or any individual unit within the Project? Yes No
 If Yes - Please provide an explanation: _____

15. Is there more than one association within the Project, covered by a Master or umbrella association? Yes No
 If Yes - Master Association name: _____
 Amenities and/or recreational facilities available through Master Association: _____
16. Are there any common amenities and/or recreational facilities available or to be built in the future? If yes, please provide type(s).
 Yes No
 Pool Clubhouse Tennis Court Playground
 Other (describe): _____
17. Are all common elements, amenities, and/or recreational facilities owned jointly by the unit owners/HOA (including any Master Association)? Yes No
 If No - Please provide an explanation: _____
18. Does the HOA own all amenities and recreational facilities debt and lien free? Yes No
19. Do the unit owners in the Project have rights to the use of all common elements/amenities? Yes No
20. Does the HOA share any common amenities with other, unaffiliated projects? Yes No
21. Does the Project have any mandatory, upfront membership fees for the use of recreational amenities owned by an outside party?
 Yes No
22. Are any units in the Project with resale or deed restrictions? Yes No
 If Yes - Please explain. Provide related agreements and number of units subject to restriction and unit numbers:

23. Are all units owned fee simple? Yes No
24. Are any of the units owned in a leasehold? If yes, please provide copies of leasehold documents. Yes No
25. Is the developer leasing or renting any of the units in the Project? Yes No
 If Yes - Please provide number of units leased/rented by the developer. _____
26. Is the developer responsible for assessments on unsold units? Yes No
27. If a unit is taken over in foreclosure, will the mortgagee be liable for more than six months of unpaid dues? Yes No
28. How many units are over 60 days delinquent on HOA dues or assessments (including REO owned units)? _____
29. How many units are over 30 days delinquent (including units that are over 60 days delinquent) in payment of HOA dues or assessments (including REO owned units)? _____
30. Does any single entity (individual, investor, or corporation) own more than 10% of the units in the Project? Yes No
31. Are two members of the HOA Board required to sign all checks written from the reserve account? Yes No
32. Does the HOA maintain two separate bank accounts for the operating and reserve accounts? Yes No

33. Does at least 10% of annual budget provide for funding or replacement reserves, capital expenditures, deferred maintenance and insurance deductibles? Yes No
34. What is the current dollar balance of the reserve account? _____
35. Has any maintenance or engineering inspection report been completed in the past five (5) years? Yes No
a) If Yes - Any significant deferred maintenance items identified? Yes No
i) If Yes - Provide documentation/evidence that items have been addressed. (Attach Documents)
36. Has the HOA received a directive from a regulatory or inspection agency to mark repairs due to unsafe conditions?
 Yes No
37. Is the Project professionally managed? Yes No
If Yes - What is the length of the current management contract? _____
Does the management contract require a penalty for cancellation of at least 90 days? Yes No
38. Has the developer turned over Project control to the unit owners? Yes No
If Yes - When was it turned over? _____
If No - What is the anticipated date the Project will be turned over to the unit owners? _____
39. If/when the Project is turned over to the unit owners, does the developer retain any ownership in the Project besides unsold units? Yes No
If Yes - Please provide what is owned by the developer and how it is used: _____

PART II - PREPARER INFORMATION

Name: _____ Phone: _____
Title: _____ Email: _____

When completed, by HOA representative, this form will be utilized to help determine financing eligibility of a unit within the Project. Completion of this form does not create legal liability on the part of the preparer.

The undersigned hereby certifies that the above information is true and correct to the best of the preparer's knowledge and is presented on behalf of the Homeowners Association for the Project listed.

Signature of HOA Representative: _____ Date: _____

