LENDERMAC

Condominium Questionnaire – Review Waiver

Homeowners' Association (HOA) or Management Company: *This form has been sent to you on behalf of an individual seeking a loan for a unit in this Condominium. We need this information to determine the eligibility of the project for mortgage financing. We cannot accept "Doesn't track", "Unknown", or blanks for answers. Please include all supporting documentation relevant to any applicable questions within this questionnaire.*

Section 1: General Information

1. **Condominium Project Name:** _____
2. **Project Address:** _____
3. **Monthly Regular Assessment:** _____
4. **Total Number of Units in the Project:** _____

Section 2: Project Characteristics

5. **The subject property is:**
   ☐ A **detached condominium** unit with no adjoining walls, ceilings, floors, or other attached architectural elements shared with another unit.
   ☐ A condominium project containing **2-4 units.**
   ☐ A condominium project containing **5-10 units** that is NOT part of a larger development or master association.
   ☐ A Fannie Mae (or Freddie Mac) – owned loan being refinanced as a limited cash-out/no cash-out refinance with an LTV of 80% or less.
6. **Is the project operated as, or does it include:**
   - A condominium hotel or motel? ☐ Yes ☐ No
   - A houseboat project? ☐ Yes ☐ No
   - A timeshare or segmented ownership arrangement: ☐ Yes ☐ No
7. **Is the project involved in any current litigation?** ☐ Yes ☐ No
   - If yes, provide details and documentation on the litigation (i.e., Attorney letter with the status of the litigation, Copy of Compliant)

Section 3: Project Review

8. **Are there any unaddressed critical repairs affecting the project?** ☐ Yes ☐ No

9. **In the event that a lender acquires a unit due to foreclosure or deed-in-lieu of foreclosure, is the mortgagee responsible for paying delinquent common expense assessment?** ☐ Yes ☐ No
    - If yes, for how many months? ☐ 1-6 months ☐ 7-12 months ☐ >12 months

Section 4: State Specifics

California Condominiums – complete the following information:

1. **Does the project have exterior elevated elements (i.e., balconies, decks, stairways, and walkways) higher than six (6) feet?** ☐ Yes ☐ No
    - If Yes, continue to question 2. (If the answer to question 1 is No, number 2 is not required.)

2. **When the answer to question 1 is Yes, provide the following as required per SB 326:**
    - The building inspection report, along with documentation confirming completion of any required repairs, if applicable.

Florida Condominiums – complete the following information if the project has **3 or more stories**:

1. **Is the project 30 years old or more?** ☐ Yes ☐ No
    - If No, continue to question 2. If Yes, continue to question 3.

2. **Is the project 25 years old or more AND located within 3 miles of the coastline?** ☐ Yes ☐ No
    - If Yes, continue to question 3. (If the answer to question 1 and 2 is No, number 3 is not required.)

3. **When the answer to the question 1 OR question 2 is Yes, provide the following as required per FL SB4-D:**
    - The building inspection report, along with documentation confirming completion of any required repairs, if applicable, AND
    - Structural integrity Reserve Study AND confirmation the budget contains sufficient reserves.

New Jersey Condominiums – complete the following information:

1. **Is the project 15 years old or more?** ☐ Yes ☐ No
   If No, no further action is required. If Yes, continue to question 2.

2. **Does the project have a primary load-bearing structural system made of concrete, masonry, steel, heavy timber, or hybrid construction (including podium structures)?** ☐ Yes ☐ No
    - If Yes, continue to question 3. (If the answer to question 2 is No, number 3 is not required.)

3. **When the answer to question 2 is Yes, provide the following as required per S2760/A4384:**
    - The Structural Integrity Inspection Report, along with a Reserve Study.

Section 5: Certification

I certify that the information provided above is accurate and complete to the best of my knowledge.

Name: _____
Title: _____
Company (HOA or Management): _____
Phone: _____
Email: _____
Signature: _____
Date: _____