

PROJECT LEGAL NAME: _____

CITY AND STATE: _____

| | | | |
|---|---|----|--|
| 1. Are there short-term rentals? | Yes | No | If yes, what is the minimum rental period? |
| 2. Does the project have any of the items listed below? Please mark all which apply. | Yes | No | |
| <input type="checkbox"/> Hotel Services <input type="checkbox"/> Licensed as a hotel, motel, resort or hospitality entity <input type="checkbox"/> Rentals handled through the management company <input type="checkbox"/> Occupancy limits or blackout dates <input type="checkbox"/> Legal documents require owners to share profits from rentals of units with HOA, Management Co. or resort/Hotel rental company <input type="checkbox"/> Project contains non-incidental business operations (restaurant, spa, etc.) <input type="checkbox"/> Project is listed as an investment security with the SEC | <input type="checkbox"/> Hotel or Resort ratings through hotel booking websites or agencies <input type="checkbox"/> Managed by a hotel/resort management company <input type="checkbox"/> Rental pooling <input type="checkbox"/> Interior decorating or furnishing restrictions <input type="checkbox"/> Project is a common interest apartment or community apartment <input type="checkbox"/> Multi-dwelling Unit (more than one unit on deed and/or mortgage) | | |
| 3. Total number of units in the project. | _____ | | |
| 4. Total number of units sold and closed. | _____ | | |
| 5. Total number of units owned by the Developer. | _____ | | |
| How many of the Developer owned units rented? | _____ | | |
| 6. Largest number of units owned by a single person/entity. (The lowest number would be at least 1.) | _____ | | |
| 7. Is there any additional phasing or annexation? | Yes | No | |
| 8. Are units owned fee simple (FS) or leasehold (LH)? | FS | LH | |
| 9. Are all units, common areas, and amenities completed? | Yes | No | |
| 10. Date Association turned over to unit owner control (Month/Year). | _____ | | |
| 11. Is the project subject to a recreational or land lease? | Yes | No | |
| 12. Are the units subject to recurring transfer fees paid to the developer upon the sale of a unit? | Yes | No | |
| 13. Does the project have a mandatory club membership? | Yes | No | |
| If yes, who owns the club? _____ | | | |
| 14. Is the association subject to any lawsuits or pre-litigation activity (e.g., mediation, arbitration, etc.)? | Yes | No | |
| If yes, provide the complaint(s) for the lawsuit(s) and/or details of the pre-litigation activity. | | | |
| 15. Does the project contain commercial space? | Yes | No | |
| If yes, what percentage of the project is commercial? _____% | | | |
| 16. Has the HOA or Developer retained any right of first refusal? | Yes | No | |
| If yes, are mortgagees excluded from this right of first refusal? | Yes | No | |
| 17. If a unit is foreclosed or taken back by deed in lieu of foreclosure, is the mortgagee (lender) responsible for HOA dues? | Yes | No | |
| If yes, for how long? _____ 0-6 months _____ 7-12 months _____ more than one year | | | |
| 18. Is the project subject to an action that would cause the project to cease to exist? (Including termination deconversion, or dissolution of the project's legal structure) | Yes | No | |
| 19. Is the project subject to a voluntary, or involuntary bankruptcy, insolvency, liquidation, or any substantially similar action under state or federal law? | Yes | No | |
| 20. What are the current monthly HOA dues _____ | | | |

SPECIAL ASSESSMENTS

21. How many special assessments are ongoing or planned? _____

What is the purpose of each special assessment? _____

What is the total amount of each special assessment? _____

When does the special assessment begin and end? _____

If the special assessment(s) are related to critical repairs, have all repairs been completed?

Yes

No

How many unit owners are more than 60 days delinquent in their special assessment? _____

DEFERRED MAINTENANCE

22. Does the association have any reports regarding deferred maintenance?

Yes

No

If yes, please provide copy of the report.

23. Have there been any inspections done within the past three years?

Yes

No

If yes, please provide copy of the inspection report.

24. Has the project failed to pass state or other jurisdictional inspections or certifications related to structural soundness, safety, or habitability?

Yes

No

25. Is the project subject to evacuation orders?

Yes

No

26. Does the project have material deficiencies that would result in critical elements or system failures within 1 year?

Yes

No

If yes, what elements are impacted?

27. Is there mold, water intrusion, or damaging leaks that have not been repaired? If yes, please explain.

Yes

No

28. Is there any advanced physical deterioration?

Yes

No

If yes, what elements are impacted?

29. Are there any unfunded repairs costing more than \$10,000 per unit that should be repaired within the next 12 months?

Yes

No

If yes, please explain.

Acceptable sources include an officer of the condominium association or a qualified employee of the association's management company.

Source of Information

Signature

Title

Date

Phone Number

Email Address

Website Address of Association