

Loan #: _____



CONDO / PUD PROJECT QUESTIONNAIRE

PART I CUSTOMER INFORMATION

Customer Name: _____

Sales Office/Broker: _____

Loan Amount: _____

LTV: _____

PART II PROJECT PROFILE

Exact Project Name: _____

Street Address _____ City: _____

County: _____ State: _____ Zip Code: _____

Project Type: ☐ Condominium ☐ PUD (Planned Unit Development)

(to prevent duplicate requests, please attach a separate page of all street addresses included in the condominium)

1. Unit Sales

The project consists of _____ Total Units

_____ Total number of units (principal residence and second home) that are under contract but have not closed

_____ Total number of units (investor) that are under contract but have not closed

_____ Total number of principal residence and second home units that have closed

_____ Total number of investor owned units that have closed

_____ Total number of unsold units

2. # of Units _____ / _____ % Units greater than 30 days delinquent in Common Charges/HOA dues

YES NO

3. ☐ ☐ Does any individual(s) or entity own more than 10% of total units? # of Units _____ / _____ %

4. ☐ ☐ Is Project (including all common areas) complete? (per Public Offering Statement/Prospectus)

Number of units planned: _____ Number of legal phases planned: _____

Number of units completed: _____ Number of legal phases completed: _____

If project not complete, expected date of completion: _____ / _____

mo yr

5. ☐ ☐ Is Project a conversion? If yes, give date: _____ / _____

mo yr

6. ☐ ☐ Has control of the HOA been turned over to the Homeowners? Date: _____ / _____

mo yr

7. ☐ ☐ Is the lender liable for delinquent Common Charges? If yes, how many months?

8. ☐ ☐ Is more than 20 percent of the total square footage of the project used for nonresidential purposes?

9. ☐ ☐ Does the project have any non-incidental business operation owned or operated by the HOA?

10. ☐ ☐ Is project a condo-hotel?

11. ☐ ☐ Is HOA a party to any current/pending litigation? If yes, please provide details separately.

12. ☐ ☐ Is HOA subject to a Master or Umbrella association? Name: _____

PACIFICBANC MORTGAGE CONDO/PUD PROJECT QUESTIONNAIRE

Customer Name: _____ Exact Project Name: _____

YES NO

13. ☐ ☐ Is project professionally managed?

Managing Agent: _____

Phone: _____ Contact: _____

Insurance Agent: _____

Phone: _____ Contact: _____

14. ☐ ☐ Are any units subject to resale restrictions?

_____ Number of below market rate units (or other restrictions such as low-income or moderate-income purchasers or on the basis of age that affect the resale)?

List of unit #'s that are subject to resale restrictions (attach separate page if necessary):

15. Is land _____ owned _____ leased?

If leased, expiration date is: ____/____/____

16. Are recreational facilities _____ owned _____ leased?

If leased, expiration date is: ____/____/____

PART III

CONTACT AND SIGNATURE

Date: ____/____/____

Contact Name: _____

Title: _____

Signature: _____

Phone: _____

Company Name: _____

Fax: _____

PART IV

PROJECT DOCUMENTS CHECKLIST (Please submit all applicable documents)

In all cases:

- o Complete Condo/PUD Questionnaire – Parts II, III & IV
- o Evidence of Insurance with HOA as a named insured (Property & General Liability; **Flood, if condo is in A or V flood zone.**
- o Most recent Audited Financial Statements (or equivalent) and/or current year's projected Operating Budget
- o Copy of Land/Ground Lease, if applicable

Additional documents for projects still controlled by the developer (excluding 2-4 Unit condos):

- o Public Offering Statement or Prospectus w/Amendments (or FNMA 1028)
- o **In lieu of Public Offering Statement, please provide the following:**
- o CC&Rs (Declarations, Master Deed) and Bylaws (or FNMA 1028)
- o Architect & Engineer's Report, if an apartment-to-condo conversion (or FNMA 1028)
- o Evidence of Fidelity Bond Insurance or Employee Dishonesty with HOA as a named insured equal to 3 months of HOA dues (for projects over 20 units).