

EXHIBIT D - CONDOMINIUM PROJECT QUESTIONNAIRE

Loan Number: _____ Applicant Name: _____
 Unit Number: _____ Exposure: _____

Dear Association Representative:

In order to offer a mortgage to your member, and also for future purchasers in your project, we ask for your assistance. Please help us by completing and returning this form at your earliest convenience. Any officer of your association or management firm may respond. Completion of this form does not create any legal liability on the part of the preparer. This information is presented on behalf of the Home Owner's Association (HOA).

Legal name of Project: _____ Address: _____
 City: _____ State: _____
 Zip Code: _____ County: _____ Size (sq.ft.): _____
 Year Built/Converted: _____ Number of Buildings: _____
 Number of Floors: _____ Number of Units: _____ Total Size (sq.ft.): _____
 Number of Units Sold: _____ Number of Units Conveyed: _____ Owner Occupied: _____
 Second Home: _____ Investor: _____ Units monthly HOA dues: _____
 Number of 30 day delinquent units: _____ Amount: _____

Project Information

1. Is the project completed, including any commercial space, more than 5 units and 90% of units are conveyed to unit purchasers? Yes ___ No ___
2. Have the unit owners taken control of the HOA? Yes ___ No ___ Turnover Date _____
3. Does the project have a Fannie Mae PERS approval? Yes ___ No ___
4. Is the project a conversion of an existing building? Yes ___ No ___ Conversion Date _____
5. Is the project subject to additional phasing? Yes ___ No ___
6. Does any entity own more than 2 units? Yes ___ No ___ If yes, please provide the list.
7. Does the project have commercial space > 25% of total area? Yes ___ No ___
 Commercial Square Footage: _____ Describe commercial space? _____
8. Is there a hotel at the same address or within the project? Yes ___ No ___
9. Does the project allow rentals less than 30 days or operation as a Condotel? Yes ___ No ___
10. Is there a reservation desk? Yes ___ No ___ Maid Service? Yes ___ No ___
11. Is the project subject to any timesharing agreement? Yes ___ No ___
12. Title is held: Fee simple ___ or Leasehold ___ (If leasehold provide copy of lease)
13. Are the units taxed individually? Yes ___ No ___
14. Are there any foreclosed units within the project? Yes ___ No ___ If yes, number _____
15. Does zoning prohibit the condominium from being reconstructed "as is" in the event of destruction? Yes ___ No ___

Legal

16. Is the Condo project or HOA involved in any current or pending litigation? Yes ___ No ___
 Description: _____
 Please describe the potential liability: _____
17. Are there Judgments or Mechanics Liens filed against the project or HOA? Yes ___ No ___
18. If a unit is taken over by foreclosure, is the lender liable for more than six months of delinquent HOA dues? Yes ___ No ___
19. Are there any deed or resale restrictions? Yes ___ No ___
 If yes, please explain: _____
20. If the project is located in NY or NJ, are any of the units rent controlled or rent stabilized units? Yes ___ No ___
 If yes, how many units? _____ Who is the owner of the rent controlled units? _____
 What is the number of rent controlled/rent stabilized units available for sale? _____

Loan Purchase Program Guide

Finance

21. Are there loans outstanding to the project? Yes ___ No ___
 Lender _____ Mortgage Balance _____ Monthly Payment _____
22. Are there any current special budget assessments? Yes ___ No ___
 Describe: _____
23. Does the HOA maintain a separate reserve account for capital expenditures and maintenance? Yes ___ No ___ Balance _____
24. Does the HOA maintain separate bank accounts for the working account and the reserve account each with appropriate access controls in which funds are deposited and sends copies of the monthly bank statements directly to the HOA? Yes ___ No ___
25. If the project is managed by a management company, does the management company maintain separate records and bank accounts for each HOA that uses its services and the management company does not have the authority to draw checks on, or transfer funds from, the HOA reserve account? Yes ___ No ___
26. Does HOA require two members of the Board of Director's to sign any checks written on the reserve account? Yes ___ No ___

Please provide us with a copy of the current year's operating budget and reserves for the Association and complete copy of the Audited Financial Statements for the past 2 years.

Insurance

27. Does the Association carry Fannie Mae compliant Flood Insurance? Yes ___ No ___
28. Does the Association have Fidelity Bond Coverage? Yes ___ No ___
29. Does the Association have General Liability Insurance? Yes ___ No ___
30. Does the Association have Earthquake Insurance? Yes ___ No ___
31. Does the Association have 100% replacement coverage on the building? Yes ___ No ___
32. Is the deductible greater than 5%? Yes ___ No ___
33. Does the Association carry Umbrella/Excess liability? Yes ___ No ___

Name/ Address/ Telephone number of insurance agency covering this condominium:

Please provide a copy of the insurance policy as an attachment.

Project Management

The project is managed by: Professional Agent ___ Co-op ___ Developer /Sponsor ___

I hereby certify that to the best of my knowledge the above is true and correct.

 Name/Title

 Telephone Number

 Signature

 Date