

iServe Residential Lending, LLC Condominium/PUD Project Questionnaire

This form is used for all Condo projects and attached PUDs.

Project Name: _____
 Unit Address: Street #: _____
 City, ST, Zip: _____
 Borrower: _____
 United Loan Number: _____

1. Total number of units in the project? *(If less than 10, see below)* _____
2. Total number of units sold (under contract, not closed)? _____
3. Total number of units sold and closed? _____
4. Total number of units which are Owner Occupied? _____
5. Does any one investor own more than 10% of the units? Y ____ N ____
6. How many units are held by this/these investors? _____
7. How many number of owners are over 30 days delinquent on their assessments/association dues? _____
8. What is the total amount of assessments/dues outstanding? _____
9. Is the Owner's Association currently a party in any type of litigation? (Briefly describe on an additional sheet and include any relative attachments). Y ____ N ____
10. Is the project a conversion (from a commercial building, warehouse or apartment)? Y ____ N ____
11. If "YES", what year did the conversion take place? _____
12. Is the structural/architectural conversion complete? Y ____ N ____
13. How many units have been transferred to Unit Owners? _____
14. Is the Project subject to additional phasing or annexation? Y ____ N ____
15. Have all the common areas, community activity centers, recreational facilities, community thoroughfares, and parking facilities been completed? Y ____ N ____
16. Is the project a Time-Share? Y ____ N ____
17. Does the Project allow weekly or nightly rentals? Y ____ N ____
18. Does the project have maid or cleaning service for leased units? Y ____ N ____
19. Does the project have an on-site and/or off-site rental service? Y ____ N ____
20. Has the Developer released voting control of the Board of Directors/Homeowners Association? Y ____ N ____
 If "YES", please give date of turnover. _____
 If "NO", please give date of anticipated turnover. _____
21. Are there are any Commercial/Non-Residential units in the project? Y ____ N ____
 a.) Total number of Commercial/Non-Residential Units in project? _____
 b.) Total amount of sq. footage comprised of Commercial/Non-Residential units _____
 c.) Are the Commercial Units owned by the Owner's Association: Y ____ N ____

Less than 10 Units Condominiums Only:

22. Do all units have separate metering? Y ____ N ____
23. Do the Condominium Legal Documents provide for the unit owners to assume responsibility for their proportionate share of maintenance, insurance and repair? Y ____ N ____
24. Does any one entity own more than one unit? Y ____ N ____
25. Does the project have more than one unit rented? Y ____ N ____
26. Do the Condominium Legal Documents provide for mediation or arbitration within a reasonable period of time if there is a dispute? Y ____ N ____

HOMEOWNER'S ASSOCIATION: _____

BY: _____ **DATE:** _____

IT'S: _____ **PHONE:** _____