

Homeowners' Association Certificate
 Required for Condominium and Attached PUD projects.

Borrower(s): _____ Loan Number: _____
 Property Address/Unit #: _____
 Name of Project _____

On behalf of _____, I certify the following information to be true and correct:
(Name of HOA)

	Total No. Units	Occupancy of Units		
		Primary	Second Home	Investor
1. Number of Units in Project:				
2. Number of Units Sold:				
3. Number of Units in Subject's Legal Phase:				
4. Number of Units Owned by Developer:				

5. UNIT'S MONTHLY ASSESSMENT: \$ _____

6. Is HOA still in Developer's control? Yes No
If no, date control passed to homeowners: _____

7. Is the total number of units sold able to support all common areas and recreation areas? Yes No
 If no, explain: _____
 If no, provide anticipated completion date: _____

8. Are all common areas (facilities/amenities) 100% complete? Yes No
 If no, explain: _____

9. Does the project include any 2-4 family units where someone can hold title to more than one unit under one warranty deed? Yes No

10. Does a single individual or company own more than 10% of the Units? Yes No
If yes, what percentage? _____ %

11. Does the HOA have a rental desk or rental office that operates like a hotel/rental, concierge, cleaning or other hotel-like amenities/services? Yes No
If yes, Units can be rented/leased by the: Day Week Month Year

12. Number and percentage of Unit owners delinquent one or more months in payment of homeowner dues or assessments: _____ %

13. Does the project consist of any time-share arrangements? Yes No
 If yes, explain: _____

14. Does the project contain any units subject to mandatory rental pools? Yes No
 If yes, explain: _____

15. Are any significant raises in assessment and/or special assessments anticipated? Yes No
If yes, please explain/detail below.

16. Does the project include any commercial property? Yes No
If yes, please explain/detail below.

17. Are any of the amenities leased or on leased land? Yes No

18. Are the units owned in Fee Simple rather than Leasehold? Yes No

19. Does the HOA have Right of First Refusal to purchase a Unit before it can go on sale in the open market? Yes No
If yes, are first mortgage lenders exempt? Exempt Non-exempt

20. Does the HOA have the right to "prior approve" a future purchaser? Yes No
If yes, are first mortgage lenders exempt? Exempt Non-exempt

21. If under conversion or converted within the last 3 years, is the renovation 100% complete and completed in a workmanlike manner? Please attach a copy of the architect's or engineer's report and a copy of all marketing materials which contain a detailed summary of the developer/sponsor's condominium conversion experience. Yes No

22. Is any litigation pending against the HOA? Yes No
If yes, please explain/detail below and provide an attorney's opinion letter:

23. If less than 10 units in project please answer the following:
 Do legal documents include procedures for arbitration in the event of a split vote and/or to facilitate disputes? Yes No
 Do legal documents include architectural restrictions to ensure all units are compatible with one another? Yes No

24. Has a Final Project Acceptance (FNMA 1028) been issued? Yes No
 If yes, have all conditions been met?
 Please provide a copy of the FNMA 1028 with this questionnaire.

25. Are there Penalties, Attorneys' Fees, Mechanics' Liens or other specified charges against the HOA? Yes No
If yes, please explain/detail below.

EXPLANATION(S):

HOMEOWNERS' ASSOCIATION CARRIES THE FOLLOWING INSURANCE:

Hazard amount: \$ _____	Flood amount: \$ _____
Insurance Co. _____	Insurance Co. _____
Agent's Name: _____	Agent's Name: _____
Telephone No.: _____	Telephone No.: _____
Liability amount: \$ _____	Fidelity Bond amount: \$ _____
Agent's Name: _____	Agent's Name: _____
Telephone No.: _____	Telephone No.: _____

Name of Homeowners' Association _____	Date _____
Authorized Signature: _____	Typed/Printed Name _____
Address of HOA: _____	Telephone Number of HOA _____

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1. HOA Class: _____

2. Warrantable Yes No