



QM Loan Limited Review HOA Questionnaire

Project Legal Name		HOA Prepare Name	
Subject Property		Position/Title	
Date		Email/Phone	

1. Building Type (subject property): Detached Attached Has

2. control of the owners association been turned over to the HOA? Yes No

If Yes, date of the transfer: _____ ; If No, estimated date of transfer: _____

3. What's the monthly HOA Fee (subject property)? _____

4. Unit Information: Total number of units: _____ ; Total number of units sold: _____

5. Does the project contain any of the following?

a. Hotel/motel/resort activities, mandatory or voluntary rental pooling arrangements, or other restrictions on the unit owner's ability to occupy the unit Yes No

b. Manufactured homes Yes No

c. Mandatory fee-based memberships for use of project amenities or services Yes No

d. Supportive or continuing care for seniors or for residents with disabilities Yes No

6. Is the project Leasehold Estate or A Fee? Leasehold Fee Simple

7. Please indicate the highest number of units by a single entity owner in the project: _____

8. Is there any space that is used for nonresidential or commercial purposes? Yes No

If Yes, what percentage of the project? _____

9. If a unit is taken over in foreclosure or deed-in-lieu, is the mortgagee (lender) responsible for delinquent HOA dues?

Yes No

If Yes, are they responsible for: 0-6 months 7+ months

10. Is there any pending litigation involving the homeowner's association? Yes No

**If Yes, provide the attorney letter and any other related document to indicate the litigation details and status. Additional condition may apply.

11. Is there currently any significant deferred maintenance or physical obsolescence noted in the project?

Yes No

12. When was the last building inspection completed? _____

**If completed within the last three years, provide a copy of the report.

13. Are there any special assessments unit owners are obligated to pay? Yes No

If Yes, complete lines a-d:

a. Total amount of the special assessment(s) _____

b. Monthly payment _____

c. Terms of the special assessment(s) _____

d. Purpose of the special assessment(s) _____

14. How many unit owners are 60 days or more past due on the special assessment payment? _____