

PROJECT LEGAL NAME: _____

CITY AND STATE: _____

1. Are there short-term rentals?	Yes _____ No _____	If yes, what is the minimum rental period? _____	
2. Does the project have any of the items listed below? Please mark all which apply.	Yes _____ No _____		
<input type="checkbox"/> Hotel Services <input type="checkbox"/> Licensed as a hotel, motel, resort or hospitality entity <input type="checkbox"/> Rentals handled through the management company <input type="checkbox"/> Occupancy limits or blackout dates <input type="checkbox"/> Legal documents require owners to share profits from rentals of units with HOA, Management Co. or resort/Hotel rental company <input type="checkbox"/> Project contains non-incidental business operations (restaurant, spa, etc.) <input type="checkbox"/> Project is listed as an investment security with the SEC		<input type="checkbox"/> Hotel or Resort ratings through hotel booking websites or agencies <input type="checkbox"/> Managed by a hotel/resort management company <input type="checkbox"/> Rental pooling <input type="checkbox"/> Interior decorating or furnishing restrictions <input type="checkbox"/> Project is a common interest apartment or community apartment <input type="checkbox"/> Multi-dwelling Unit (more than one unit on deed and/or mortgage)	
3. Total number of units in the project.	_____		
4. Total number of units sold and closed.	_____		
5. Total number of units owned by the Developer.	_____		
How many of the Developer owned units rented?	_____		
6. Largest number of units owned by a single person/entity. (The lowest number would be at least 1.)	_____		
7. Is there any additional phasing or annexation?	Yes _____ No _____		
8. Are units owned fee simple (FS) or leasehold (LH)?	FS _____ LH _____		
9. Are all units, common areas, and amenities completed?	Yes _____ No _____		
10. Date Association turned over to unit owner control (Month/Year).	_____		
11. Is the project subject to a recreational or land lease?	Yes _____ No _____		
12. Are the units subject to recurring transfer fees paid to the developer upon the sale of a unit?	Yes _____ No _____		
13. Does the project have a mandatory club membership?	Yes _____ No _____		
If yes, who owns the club? _____			
14. Is the association subject to any lawsuits or pre-litigation activity (e.g., mediation, arbitration, etc.)?	Yes _____ No _____		
If yes, provide the complaint(s) for the lawsuit(s) and/or details of the pre-litigation activity.			
15. Does the project contain commercial space?	Yes _____ No _____		
If yes, what percentage of the project is commercial? _____%			
16. Has the HOA or Developer retained any right of first refusal?	Yes _____ No _____		
If yes, are mortgagees excluded from this right of first refusal?	Yes _____ No _____		
17. If a unit is foreclosed or taken back by deed in lieu of foreclosure, is the mortgagee (lender) responsible for HOA dues?	Yes _____ No _____		
If yes, for how long? _____ 0-6 months _____ 7-12 months _____ more than one year			

SPECIAL ASSESSMENTS

18. How many special assessments are ongoing or planned? _____

What is the purpose of each special assessment? _____

What is the total amount of each special assessment? _____

When does the special assessment begin and end? _____

If the special assessment(s) are related to critical repairs, have all repairs been completed? _____

Yes

No

How many unit owners are more than 60 days delinquent in their special assessment? _____

DEFERRED MAINTENANCE

19. Does the association have any reports regarding deferred maintenance? _____

Yes

No

If yes, please provide copy of the report. _____

20. Have there been any inspections done within the past three years? _____

Yes

No

If yes, please provide copy of the inspection report. _____

21. Has the project failed to pass state or other jurisdictional inspections or certifications related to structural soundness, safety, or habitability? _____

Yes

No

22. Is the project subject to evacuation orders? _____

Yes

No

23. Does the project have material deficiencies that would result in critical elements or system failures within 1 year? _____

Yes

No

If yes, what elements are impacted? _____

24. Is there mold, water intrusion, or damaging leaks that have not been repaired? _____

Yes

No

If yes, please explain. _____

25. Is there any advanced physical deterioration? _____

Yes

No

If yes, what elements are impacted? _____

26. Are there any unfunded repairs costing more than \$10,000 per unit that should be repaired within the next 12 months? _____

Yes

No

If yes, please explain. _____

Acceptable sources include an officer of the condominium association or a qualified employee of the association's management company.

Source of Information _____

Signature _____

Title _____

Date _____

Phone Number _____

Email Address _____

Website Address of Association _____