

ONslow BAY FINANCIAL

An Annaly Company



Onslow Bay Financial LLC

Agency Eligible Investor / 2nd Homes & Non-Agency Investor / 2nd Homes Program Guidelines

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1 GENERAL POLICY

1.1 LOAN PURCHASE ELIGIBILITY POLICY

Onslow Bay Financial LLC's ("Onslow Bay") Agency Eligible Investor/2nd Homes and Non-Agency Investor/2nd Home Program Underwriting Guidelines establish the criteria under which a residential mortgage loan will be eligible for purchase by Onslow Bay. Onslow Bay is a secondary market purchaser of residential whole loans and does not directly originate or extend or deny credit to Borrowers. Onslow Bay does not require originators or clients to make any loan simply because it is eligible for purchase by Onslow Bay, nor does Onslow Bay prohibit originators or clients from originating a loan that is ineligible for purchase by Onslow Bay. Clients should rely on their own underwriting guidelines and any additional industry information they need to determine whether to extend credit to any applicant.

Onslow Bay will evaluate many aspects of the loan to make a purchase determination but primarily relies on evaluation of the Borrower's ability and willingness to repay the loan to predict loan performance. Additional characteristics of the loan will also be examined including credit history, asset position and the property being used for collateral.

Onslow Bay has a zero-tolerance policy as it relates to fraud. All clients should follow their own established fraud and identity procedures on every loan to prevent and detect fraud (including, but not limited to, Social Security number verification, verbal verifications of employment, processing of 4506-T, etc.). Loans containing fraudulent documentation or information will immediately be rejected for purchase and forwarded for further review. If there is any determination of client involvement, the client will be made inactive and the appropriate agencies notified. It is the originator's responsibility to ensure that all loans it originates comply with all federal, state, and local laws applicable to the origination and sale of mortgage loans.

Agency Eligible Investor/2nd Home loans that do not conform to the provisions of the Agency or Non-Agency Investor/2nd Home Program Underwriting Guidelines will be comprehensively reviewed on a case-by-case basis. All applicable mitigating and compensating factors to a policy exception must be fully documented and will be reviewed and considered prior to granting or denying any request for purchase approval.

1.2 FAIR LENDING STATEMENT

Onslow Bay Financial LLC operates in accordance with the provisions of the Fair Housing Act and Equal Credit Opportunity Act. The Fair Housing Act makes it unlawful to discriminate in housing-related activities against any person because of race, color, religion, national origin, sex, handicap, or familial status. The Equal Credit Opportunity Act prohibits discrimination with respect to any aspect of a credit transaction on the basis of sex, race, color, religion, national origin, marital status, age (provided the borrower has the capacity to enter into a binding contract), receipt of public assistance, or because the borrower has in good faith exercised any right under the Consumer Credit Protection Act. Onslow Bay Financial LLC fully supports the letter and spirit of both of these laws and will not condone discrimination in any mortgage transaction.

1.3 RESPONSIBLE LENDING STATEMENT

The primary focus of this lending program is the borrower's ability to repay the mortgage obligation. Mortgage Loans acquired or funded by Onslow Bay Financial LLC should be affordable to the borrower in his or her pursuit of homeownership.

Under the general Ability to Repay (ATR) standard, at or before consummation of the related Mortgage Loan, lenders must make reasonable, good-faith determination that the consumer has a reasonable ability to repay the Mortgage Loan. Lenders must verify information using reasonably reliable third-party records that provide evidence of income or assets.

If a Mortgage Loan is subject to the ATR rules under the Federal Truth in Lending Act ("TILA"), lenders must consider eight underwriting factors to be compliant:

1. Current or reasonably expected income or assets (other than the value of the property that secures the loan) that the consumer will rely on to repay the loan.
2. Current employment status (if you rely on employment ~ come when assessing the consumer's ability to repay).

3. Monthly mortgage payment for this loan. You calculate this using the introductory or fully indexed rate whichever is higher, and monthly, fully amortizing payments that are substantially equal.
4. Monthly payment on any simultaneous loan secured by the same property.
5. Monthly payments for property taxes and insurance that you require the consumer to buy, and certain other costs related to the property such as homeowner's association fees or ground rent.
6. Debts, alimony, and child support obligations.
7. Monthly debt-to-income ratio or residual income, that you calculated using the total of all the mortgage and non-mortgage obligations listed above, as a ratio of gross monthly income.
8. Credit history.

Onslow Bay Financial LLC will not fund or purchase a loan subject to the ATR requirement under TILA unless it meets the requirements of the rule. Certain loans may be exempt from TILA or otherwise exempt from the ATR rule. In those cases, though Onslow Bay Financial LLC may choose to purchase a loan that does not adhere to the formal requirements of the ATR rule, Onslow Bay Financial LLC will only fund or purchase loans that the applicant appears able to afford based on application of prudent underwriting standards.

2 AGENCY ELIGIBLE INVESTOR / 2ND HOMES & NON-AGENCY INVESTOR / 2ND HOMES UNDERWRITING GUIDELINES

The Onslow Bay overlays identified in this document are intended to reference and supplement the Fannie Mae or Freddie Mac Seller Guides. Originators should refer to the Fannie Mae or Freddie Mac Seller Guide for specific information concerning qualification requirements that are not referenced in our overlays. To the extent there is a difference in standards between Onslow Bay overlays and the Fannie Mae or Freddie Mac Guides, originators may rely on Onslow Bay overlays.

3 PROGRAM SUMMARIES

- Agency Eligible Investor/2nd Home loans must meet the below criteria:
 - Loan attributes must meet the Agency Eligible Investor Product Matrix in Section 5.2
 - Loan attributes must meet the Agency Eligible 2nd Home Product Matrix in Section 5.4
 - File must contain a DU “Approve/Eligible” or LP “Accept/Eligible” result for the Agency Investor/2nd Home Program (Conforming Balance & Conforming High-Balance Loans)
- Non-Agency Investor/2nd Home loans must meet the below criteria:
 - Loan amounts that exceed Agency Limits under Conforming and Conforming High-Balance will need to follow Non-Agency/Jumbo criteria
 - Loan attributes must meet the Non-Agency Investor Product Matrix in Sections 5.3
 - Loan attributes must meet the Non-Agency 2nd Home Product Matrix in Sections 5.5
 - File must contain a DU “Approve/Ineligible” (due to loan balance only) or LP “Accept/Ineligible” (due to loan balance only) for the Non-Agency Investor/2nd Home Program
- Loan files utilizing DU will be reviewed to Fannie Seller Guides
- Loan files utilizing LP will be reviewed to Freddie Seller Guides

4 PRODUCT ELIGIBILITY

4.1 AVAILABLE PRODUCTS

- 30yr Fixed only

5 PRODUCT MATRICES

5.1 CONFORMING BALANCE & CONFORMING HIGH-BALANCE LOAN LIMITS

The **Federal Housing Finance Agency (FHFA)** sets annual conforming loan limits for all conventional loans. These include a standard baseline limit and higher limits for designated high-cost areas, which vary by geographic location

- Conforming Balance Loan Limits:
 - These limits apply to mortgage loans with original amounts that are **below** the FHFA's high-cost area limits
- High-Balance Loan Limits:
 - These apply to mortgage loans with original amounts **that meet or exceed** the FHFA's high-cost area limits
 - Actual loan limits are determined at the county level (or equivalent) and may be lower than the published maximums
- For detailed information and to view specific loan limits by area, refer to [Loan Limits](#) for Conventional Mortgages

2026 Conforming Balance Loan Limits	
Contiguous States, DC	Loan Size
1 Unit	\$ 832,750
2 Unit	\$ 1,066,250
3 Unit	\$ 1,288,800
4 Unit	\$ 1,601,750

2026 Conforming Balance Loan Limits	
Alaska & Hawaii	Loan Size
1 Unit	\$ 1,249,125
2 Unit	\$ 1,599,375
3 Unit	\$ 1,933,200
4 Unit	\$ 2,402,625

2026 Conforming High-Balance Loan Limits	
Contiguous States, DC	Loan Size
1 Unit	\$ 1,249,125
2 Unit	\$ 1,599,375
3 Unit	\$ 1,933,200
4 Unit	\$ 2,402,625

5.2 AGENCY ELIGIBLE INVESTOR PRODUCT MATRIX (CONFORMING BALANCE & CONFORMING HIGH-BALANCE LOANS)

Purpose	Property Type	Minimum Loan Amount	Maximum Loan Amount	FICO	LTV/CLTV	Max DTI
Purchase/ Rate Term	1 Unit	\$100,000	Agency Limit (#Units / State)	640	85	50%
Purchase/Rate Term	2-4 Unit	\$100,000	Agency Limit (#Units / State)	640	75	50%
Cash Out	1 Unit	\$100,000	Agency Limit (#Units / State)	640	75	50%
Cash Out	2-4 Unit	\$100,000	Agency Limit (#Units / State)	680	70	50%

5.3 NON-AGENCY INVESTOR PRODUCT MATRIX (EXCEEDS AGENCY LIMITS/JUMBO)

Purpose	Property Type	Minimum Loan Amount	Maximum Loan Amount	FICO	LTV/CLTV	Max DTI
Purchase/ Rate Term	1 Unit	\$1 Above Agency Loan Limits	\$2,500,000	700	80	50%
				680	75	50%
Purchase/ Rate Term	2-4 Unit	\$1 Above Agency Loan Limits	\$2,500,000	700	75	50%
				680	70	50%
Cash Out	1 Unit	\$1 Above Agency Loan Limits	\$2,500,000	700	70	50%
Cash Out	2-4 Unit	\$1 Above Agency Loan Limits	\$2,500,000	700	65	50%

5.4 AGENCY ELIGIBLE 2ND HOME PRODUCT MATRIX (CONFORMING BALANCE & CONFORMING HIGH-BALANCE LOANS)

Purpose	Property Type	Minimum Loan Amount	Maximum Loan Amount	FICO	LTV/CLTV	Max DTI
Purchase/ Rate Term	1 Unit	\$100,000	Agency Limit (#Units / State)	640	90	50%
Cash Out	1 Unit	\$100,000	Agency Limit (#Units / State)	640	75	50%

5.5 NON-AGENCY 2ND HOME PRODUCT MATRIX (EXCEEDS AGENCY LIMITS/JUMBO)

Purpose	Property Type	Minimum Loan Amount	Maximum Loan Amount	FICO	LTV/CLTV	Max DTI
Purchase/ Rate Term	1 Unit	\$1 Above Agency Loan Limits	\$2,500,000	700	80	50%
				680	75	50%
Cash Out	1 Unit	\$1 Above Agency Loan Limits	\$2,500,000	700	70	50%

6 GEOGRAPHY

- All fifty (50) US states including the District of Columbia (DC) are eligible for purchase by Onslow Bay
- The following US commonwealth and territories are not eligible for purchase by Onslow Bay
 - Puerto Rico, Guam, American Samoa, Northern Marina Islands and the U.S. Virgin Islands

7 PROPERTY REQUIREMENTS

7.1 APPRAISAL

- All appraisals must comply with and conform to USPAP and the Appraisal Independence Requirements, and any requirement for HPMLs, if applicable
- All appraisals must comply with any and all agency guideline requirements
- Two appraisals are required to be delivered for loan amounts > \$2,000,000 and HPML flip transactions as defined by the CFPB
- Any loan qualifying as a Non-Agency Investor/2nd Home must have an appraisal (Appraisal Waivers are not accepted)
- Appraisals with condition or quality ratings of C5 or C6 will not be eligible for purchase by Onslow Bay

7.2 AUS APPRAISAL WAIVERS

- Onslow Bay will accept loans with AUS Appraisal Waivers in lieu of an Appraisal provided the loan meets all Fannie Mae/DU or Freddie Mac/LP requirements for qualification
 - AUS Waivers include Fannie Mae’s Value Acceptance and Freddie Mac’s Automated Collateral Evaluation (ACE)
 - Loans using an AUS Appraisal Waiver will need an AVM as a third-party valuation
 - See 7.3 Third Party Appraisal Review for full AVM requirements
- Loans qualifying as a Non-Agency Investor/2nd Home will be ineligible for Appraisal Waiver
- Freddie Mac/LP currently does not accept Appraisal Waivers on Investment properties

7.3 THIRD PARTY APPRAISAL REVIEW

- Loans should be submitted to Onslow Bay’s fulfillment vendor with completed third-party review that validates the origination appraisal. Either a ClearCapital – Collateral Desktop Analysis "CDA" or a Protek Valuation – Appraisal Risk Review "ARR" are acceptable. Loans delivered without a third-party valuation report will have one performed by Onslow Bay.
 - Loans using an Appraisal Waiver will need an AVM as a third-party valuation. If an AVM comes back outside of tolerance, the next option would be a Brokers Price Opinion "BPO"
 - An AVM will be permitted with the following conditions
 - Must be submitted with a Property Condition Report ("PCR") detailing exterior photos. Property Condition Report to show the underlying property to be in adequate condition
 - AVM must be dated within 60 days of the Note Date
 - AVM must have an acceptable confidence score
- AVM must be provided by an acceptable Rating Agency or Onslow Bay approved provider (*see below for partial list*)

Approved AVM Vendors	Minimum Confidence Score
Clear Capital	>=.80
Collateral Analytics	>=.82
House Canary	>=.80
Red Bell Real Estate, LLC	>=.80
Veros	>=.80

- The Vendor Appraisal/Value Review final opinion of value must be within -10% of the origination appraisal(s) or sales price
- The Seller may utilize a Submission Summary Report as a secondary valuation if the score is <=2.5.
 - File must include a copy of the Submission Summary Report that coincides with the corresponding AUS utilized to underwrite the file
- Desk review is not required for loans with two (2) appraisals

7.4 FEMA DISASTER AREAS

- Sellers are responsible for identifying areas impacted by disasters and ensuring that that subject property has not been adversely impacted
- A list of federally declared disaster areas may be found on the FEMA website at www.fema.gov/disasters.

- In addition, when there is knowledge of an adverse event occurring near or around the subject property, including but not limited to earthquakes, floods, tornadoes, or wildfires, additional due diligence is required to determine when the disaster area guidelines must be followed
- Guidelines for disaster areas should be followed ninety (90) days from the incident period ending date or the date the adverse event occurred, whichever is greater

7.4.1 Appraisal Completed Prior to Disaster

- Interior and exterior inspection of the subject property is required
- Appraisal update or final inspection from the appraiser must be obtained
- Damage that impacts the safety or habitability of the property or damage in excess of \$2000 will not be purchased by Onslow Bay

7.4.2 Appraised After Disaster Incident

- Appraiser must comment on the adverse event and any effect on marketability or value
- Damage that impacts the safety or habitability of the property or damage in excess of \$2000 will not be purchased by Onslow Bay

7.4.3 Disaster Incident Occurs After Closing, Prior to Funding

- A Post Disaster Inspection (PDI) Report from Clear Capital or Damage Assessment Report (DAR) from Pro Teck will need to be provided to Onslow Bay
- Any indication of damage reflected on the report will require a re-inspection by the appraiser
- Damage that impacts the safety or habitability of the property or damage in excess of \$2000 will not be purchased by Onslow Bay

7.4.4 Verbal Verification of Employment

- Seller must obtain a new Verbal Verification of Employment (VVOE) if the disaster event occurs after the original VVOE was completed
- Borrower should still be employed at the same employer listed on the initial 1003 and continuing to receive the same amount of income

7.4.5 Ineligible Property Types

- Manufactured Homes
- Log Homes
- Condotels
- Non-Warrantable Condominiums
- Unique Properties
- Barndominiums
- Unpermitted Additions
- Mixed Use properties
- Builder Model Leaseback
- Boarding Houses
- Live/Work Condos
- Fractional Ownership/Time Shares
- Assisted Living/Continuing Care Facilities
- Mandatory Country Club Memberships
- Zoning violations
- Properties under construction

- Working Farms
- C5 or C6 property condition grades
- Geodesic Domes
- Houseboats
- Homes on Native American Land (Reservations)
- Properties used for the cultivation, distribution, manufacture, or sale of marijuana.
- Theme Park resort properties

8 RESERVE REQUIREMENTS

- Reserves for the Agency Eligible Investor/2nd Home Program per DU/LP
- Reserves for the Non-Agency Investor/2nd Home Program per DU/LP requirements with a minimum of three (3) months PITIA

9 MORTGAGE INSURANCE

- Agency Conforming and Agency High-Balance loans are subject to the “Agency Eligible Investor & Agency Eligible 2nd Home Product Matrices” and will be required to obtain mortgage insurance for loans in excess of 80% CLTV
 - If mortgage insurance coverage is required, the following companies are acceptable to Onslow Bay: ArchMi, Enact, Essent, MGIC, MIF, NMI, Radian & UGI

10 COMMONLY REQUIRED FORMS

The forms provided herein and identified in this section are provided as example forms required for certain loans, in specific instances. Use of the Onslow Bay forms is acceptable when selling a loan to Onslow Bay. Use of the sellers' own similar forms or other industry standard forms is also acceptable and is subject to approval of each form by Onslow Bay

OCCUPANCY CERTIFICATION

<i>Borrower:</i>			
<i>Co-Borrower(s):</i>			
<i>Property Address:</i>			
	<i>City:</i>	<i>State:</i>	<i>Zip Code:</i>

I/We the undersigned certify that:

_____ **Primary Residence** – I/we will occupy the Property as my/our principal residence within Sixty (60) days after the date of closing as stated in the Mortgage or Deed of Trust I/we executed. I/we will continue to occupy the Property as my/our principal residence for at least one year after the date of occupancy unless Seller otherwise agrees in writing.

_____ **Second Home** – I/we will occupy the Property as a second home (vacation, etc.) while maintaining a principal residence elsewhere.

_____ **Investment Property** – I/we will not occupy the Property as a principal resident or second home. I/we will not occupy the Property for more than 14 days in any calendar year. The Property is an investment to be held or rented rather than for household or personal use.

INVESTMENT PROPERTY ONLY (the following **must** be completed on an investment property loan)

_____ I/we understand that consumer protection laws applicable to consumer loans will not apply to this loan, including the Truth in Lending Act (15 U.S.C. § 1601 *et seq.*), Real Estate Settlement Procedures Act (12 U.S.C. § 2601 *et seq.*), Gramm-Leach Bliley Act (15 U.S.C. §§ 6802-6809), Secure and Fair Enforcement Mortgage Licensing Act (12 U.S.C. § 5101 *et seq.*), and Homeowners Protection Act (12 U.S.C. § 4901 *et seq.*).

REFINANCE ONLY (the following **must** be completed on a refinance transaction)

_____ I/We the undersigned, certify that the property referenced above is **NOT** currently listed for sale or under contract to be listed for sale.

I/We understand that it is illegal to provide false information in an application for a mortgage loan. Mortgage fraud is punishable by up to thirty (30) years in federal prison or a fine of up to \$1,000,000, or both under the provisions of Title 18, United States Code, Sec. 1001, et seq.

I/We understand that failure to comply with the requirements in the Mortgage or Deed of Trust regarding occupancy of the property will entitle the Seller to exercise its remedies for breach of covenant under the Mortgage or Deed of Trust. Such remedies include, without limitation, requiring immediate payment in full of the remaining indebtedness under the Loan together with all other sums secured by the **Mortgage or Deed of Trust**, and exercise of power of sale or other applicable foreclosure remedies, to the extent permitted by the Mortgage or Deed of Trust.

Borrower	Date	Co-Borrower	Date
Co-Borrower	Date	Co-Borrower	Date

CONDOMINIUM PROJECT QUESTIONNAIRE

<i>Project Name</i>	<i>Year Project Built</i>
<i>Name of Homeowners Association (HOA)</i>	<i>Total Number of Units</i>
<i>Project Address (not subject Condo)</i>	<i>Total Number of Phases</i>
<i>Is project 100% complete including all units, common elements, and amenities, and not subject to additional Phasing?</i>	
<i>If no, please provide an explanation</i>	

PROJECT INFORMATION

Total number of units sold and conveyed to unit purchasers

Total number of units retained by developer

Total number of units sold by developer

Total number of units currently for sale (including units owned by developer/builder and unit owners)

Total number of units Owner Occupied

Total number of units Second Home

Total number of units that are Investment Property (rented or leased), including units owner by builder/developer

Is project a condominium hotel or motel?

Is project a timeshare or segmented ownership project?

Is project a houseboat project?

Is project a multi dwelling unit condominium (in which multiple units are evidenced by a single deed and mortgage)?

Is the project an Investment Security?

Is the project a common interest apartment or community apartment project?

Is project a Cooperative?

Is the project a Planned Unit Development (PUD)?

Is the project a manufactured Housing project?

If yes, does the project only consist of single width manufactured housing units?

Is the HOA named as a party to any pending litigation?

If yes, please provide a letter from the HOA on their letterhead disclosing the nature and status of the litigation. Please take note that a letter from the attorney representing the HOA may be required if further clarification is needed.

Is the developer named as a party to pending litigation involving this project?

If yes, please provide a letter from developer's attorney disclosing the nature and status of litigation

Is any part of the project used for non-residential (Commercial) purposes?

If yes, what percentage of square footage is used for non-residential purposes?

If yes, what is the non-residential space used for?

Does any single entity (individual, partnership, investor group, Corporation, etc.) own more than 10% of the total units in the project?

Have at least 90% of the total units in the project been conveyed to unit purchasers?

Has control of the HOA been turned over to the unit purchasers?

If yes, provide date transfer occurred.

Are there any monthly assessments delinquent by more than 30 days?

If yes, please provide the number of units that are delinquent, and the total dollar amount outstanding.

What are the monthly HOA fees for the project? If amounts vary, provide range.

Does the HOA budget provide adequate funding for the proper management and operation of the project?

If no, please provide detail

Does the HOA budget provide funding for replacement reserves of at least 10% of the budget for capital expenditures and deferred maintenance?

What amount is currently held in reserve for future repair and/or replacement of major components of the project?

What was the HOA reserve account balance as of the end of the most recent quarter?

Does the HOA budget provide adequate funding for insurance deductible amounts?

Is hazard insurance in place to cover 100% of the insurable replacement cost of the project improvements including individual units

Is liability insurance in place providing at least One Million Dollars (\$1,000,000) of coverage for bodily injury and property damage per occurrence?

Is flood insurance (if required) in place providing coverage of at least equal to the lesser of 100% of the insurable value of the facilities or the maximum coverage available under NFIP?

Is fidelity insurance in place covering the maximum amount of funds that will be in custody of the HOA or Management Company at any time (required if project is 20 or more units)?

Does the project have attached units?

Is the project managed by a hotel or motel, even though the units are individually owned?

Does the project restrict owners to occupy their units?

Does the project have mandatory rental pooling agreements that require the unit owners to either rent their units or give a management firm control over the occupancy of the units?

Does the project include registration services and offer rentals daily?

Does the project have any non-incidentual business operation owned or operated by the HOA?

Is the project a hotel or motel conversion

Are the units in the project owned in either fee simple or leasehold title

Does the HOA require automatic, non-severable membership for each individual unit owner, and provide for mandatory dues/assessments?

Are all of the facilities related to the project owned by the unit owners or the HOA?

Has the developer retained any ownership interest in any of the facilities related to the project?

Are the amenities and facilities including parking and recreational facilities, subject to a lease between the unit owners and the HOA or any other party?

Does the project contain one or more units with less than 400 square feet?

Do the units have separate metering?

If no, is it common and customary in the local market where the project is located?

If no, does the project budget include adequate funding for utility payments?

Do the units owners in the project have sole ownership interest in, and rights to use of the project's facilities, common elements and limited common elements?

Is the project managed by an independent management company?

If yes, what is the name of the company?

If yes, are the contract terms between the HOA and the Management Company reasonable and equitable?

If the project is managed by an independent professional management company, does the contract between the HOA and management company have a termination provision that requires a penalty payment or advance notice of termination of more than 90 days?

Is the project located on one contiguous parcel of land (aside from being divided by a public street if applicable)?

Are the structures within the project within reasonable distance from each other?

Are the common areas and facilities consistent with the nature of the project and competitive in the marketplace?

Are there any circumstances or conditions that would adversely affect the value, condition or marketability of units contained within the project?

If yes, please explain

Building Safety, Soundness, Structural Integrity, and Habitability

1. When was the last building inspection by a licensed architect, licensed engineer, or any other building inspector?

2. Did the last inspection have any findings related to the safety, soundness, structural integrity, or habitability of the project's building(s)? Yes No

2a If **Yes**, have recommended repairs/replacements been completed? Yes No

If the repairs/replacements have not been completed:

2b What repairs/replacements remain to be completed?

2c When will the repairs/replacements be completed?

Provide a copy of the inspection and HOA or cooperative board meeting minutes to document findings and action plan.

3. Is the HOA/Cooperative Corporation aware of any deficiencies related to the safety, soundness, structural integrity, or habitability of the project's building(s)? Yes No

3a If **Yes**, what are the deficiencies?

3b Of these deficiencies, what repairs/replacements remain to be completed?

3c Of these deficiencies, when will the repairs/replacements be completed?

4. Are there any outstanding violations of jurisdictional requirements (zoning ordinances, codes, etc.) related to the safety, soundness, structural integrity, or habitability of the project's building(s)? Yes No

If Yes, provide notice from the applicable jurisdictional entity.

5. Is it anticipated the project will, in the future, have such violation(s)? Yes No

If Yes, provide details of the applicable jurisdiction's requirement and the project's plan to remediate the violation.

6. Does the project have a funding plan for its deferred maintenance components/items to be repaired or replaced? Yes No

7. Does the project have a schedule for the deferred maintenance components/items to be repaired or replaced? Yes No

If Yes, provide the schedule.

8. Has the HOA/Cooperative Corporation had a reserve study completed on the project within the past 3 years? Yes No

9. What is the total of the current reserve account balance(s)? \$

10. Are there any current special assessments unit owners/cooperative shareholders are obligated to pay? If **Yes**: Yes No

10a What is the total amount of the special assessment(s)? \$

10b What are the terms of the special assessment(s)?

10c What is the purpose of the special assessment(s)?

11. Are there any planned special assessments that unit owners/cooperative shareholders will be obligated to pay? If **Yes**: Yes No

11a What is the total amount of the special assessment(s)? \$

11b What are the terms of the special assessment(s)?

11c What is the purpose of the special assessment(s)?

12. Has the HOA obtained any loans to finance improvements or deferred maintenance? Yes No

12a Amount borrowed? \$

12b Terms of repayment?

Additional Comments:

If the project is a 2-4-unit condominium project, the following must also be answered

How many units are in the project?

Does one person or entity own more than one unit within the project?

Are all of the units, common elements and facilities within the project, including those that are owned by any master association 100% complete?

Are the unit owners the sole owners of, and have rights to the use of the project's facilities, common elements and limited common elements?

How many units are owned as principal residence or second home?

Any pending or levied assessments by HOA?

If yes, total amount

If yes, per unit amount (range is acceptable)

If yes, term

If yes, balance

If yes, is work completed?

If yes, provide brief description

Does HOA have any knowledge of any environmental factors affecting the project as a whole or any individual units?

If yes, please explain

Is there more than one association within the project covered by a master association or umbrella association?

If yes are amenities, common elements, and limited common elements available through Master Association

Are there any common amenities, or recreational facilities to be built in the future?

If yes, please explain

Does project contain any units with resale or deed restrictions?

If a unit is taken over in foreclosure, will the mortgagee be liable for more than 6 months of unpaid dues?

Does the HOA require more than one member to sign all checks written from operating and reserve accounts?

This questionnaire must be completed, signed, and dated by the HOA representative.

I the undersigned certify that to the best of my knowledge and belief the information and statements contained on this form are true and correct.

HOA Name:

HOA Taxpayer ID:

Date:

HOA Representative:

(sign and print)

Signature

Print

HOA Representative Telephone:

HOA Representative Email:

Management Company:

BORROWER CONTACT CONSENT FORM

To ensure we have the correct contact information for servicing your loan, please provide the following information.

By signing, I authorize my mortgage servicer, its transfers and/or assigns, to contact me regarding the servicing of my loan using the following contact information.

Mailing address for your mortgage statements and other correspondence:

Same as the subject property.

Please use this mailing address instead:

Address Line 1:		Apt. #:	
Address Line 2:			
City:	State	Zip Code:	
Country:			

Cell Phone Number:

I understand that by providing a cell phone number and by signing this form, I am giving the holder of my mortgage Note and its billing servicer permission to use the cell phone number to contact me regarding my loan.

	<i>Within the United States</i>	<i>If you reside outside the United States</i>
Borrower:	() -	() -
Co-Borrower:	() -	() -
	<small>(Area Code) Phone Number</small>	<small>(Country Code) Phone Number</small>

Email Address:

I understand that by providing an email address, I am giving the holder of my mortgage Note and its billing servicer permission to use this email to contact me regarding my loan.

Borrower:	
Co-Borrower:	

Signature(s):

Borrower:	
Co-Borrower:	