

CONDO QUESTIONNAIRE

COMPLETION			
1	In what year was the project built?	1974	
2	Has control of the project been turned over to the HOA?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
3	What month & year was it turned over?		
4	Is the project (or the subject legal phase if this certification is for a legal phase only) substantially complete.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	<ul style="list-style-type: none"> • Substantially complete: • Certificate of occupancy or other substantially similar document All units completed and only subject to buyer selection item, such as appliances.		
5	Are all project facilities, common elements, and limited common elements complete? If no, does the developer have acceptable completion assurance arrangements for review (such as a bond, cash deposit, letter of credit) to guarantee the future completion, if so please provide.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
6	Is the project, subject to additional phasing or annexation?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
7	Is the project a conversion within the last 3 years?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
8	If Yes, complete the table below:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
9	In what year was the project originally built? _____	What year was the property converted? _____	
10	Was the conversion a full gut rehabilitation of the existing structure(s), including replacement of all major mechanical components?		
11	Are all repairs and renovations complete?		
SINGLE ENTITY OWNERSHIP			
1	Does any single person or entity (the same individual, investor group, partnership, or corporation) own more than the following total number of units in the project? <ul style="list-style-type: none"> • Projects with 5 to 20 units – 2 units • Project with 21 or more units – 20% FNMA and 25% FHLMC 	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
2	If yes, how many units?		
	a) Units owned by the developer/sponsor that are currently subject to any lease arrangement, which may or may not contain a provision allowing for future purchase of the unit (including but not limited to lease-purchase or lease-to-own agreements), must be included in calculation.		
	b) Units that are owned by the developer/sponsor that are vacant and are being actively marketed for sale are not included in the calculation.		
OWNERSHIP & OTHER INFORMATION			
Subject Phase #	If Project Complete	If Project Incomplete	
# of Units	# of Phases	# of Planned Phases	
# of Units Complete	# of Units	# of Planned Units	
# of Units for Sale	# of Units for Sale	# of Units for Sale	
# of Units Sold	# of Units Sold	# of Units Sold	
# of Units Rented	# of Units Rented	# of Units Rented	
# of Owner-Occupied Units	# of Owner-Occupied Units	# of Owner-Occupied Units	
COMMERCIAL SPACE			
1	Are there any commercial units in the project or building?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	• What is the total number of commercial units in building?	# 4	
	• What is the use of the commercial units? (e.g. retail, professional office)	MEDICAL + RESIDENTIAL	
	• Of the total project square footage, what is the percentage of commercial space square footage?	3%	
	• Does the HOA own or operate any commercial units?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Print Name / Title HOA/Management Company <i>BEVERLY CONDO ASSOC INC</i>			
Signature Of HOA/Management Company <i>[Signature]</i>		Phone Number <i>386-677-5871</i>	Date <i>1/23/21</i>

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Project Information			
Legal Name of Project: <u>BELLAIR CONDOMINIUM ASSOC</u>			
Project Street Address: <u>2727 N ATLANTIC</u>			
Project City: <u>DIMOND BEACH</u>		State: <u>FL</u>	Zip: <u>32118</u>
Homeowner's Association Tax Identification Number (TIN): <u>DO NOT HAVE</u>			

GUIDE ELIGIBILITY			
1	Does the project contain: Hotel/Motel/Resort activities?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
2	Does project have a registration desk and allow daily rentals?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
3	Does project restrict the owner's ability to occupy the unit?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
4	Does project have mandatory rental pooling agreements?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
5	Is the project a timeshare or segmented ownership project?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
6	Is the project a houseboat project?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
7	Is the project a mobile home project?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
8	Is the project a Cooperative?		<input checked="" type="checkbox"/> NO
9	Is the project a multi-dwelling unit condominium (in which ownership of multiple units is evidenced by a single deed and mortgage)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
10	Does zoning prohibit rebuilding to current density in the event of destruction? <u>INSURANCE PROTECTED</u>	<input type="checkbox"/> YES	<input type="checkbox"/> NO
11	Is the Project an Investment Security (projects that is required to be registered with the U.S. Securities and Exchange Commission)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
12	Does the Project/HOA receive non-incidental income? If so, how much and for what services? <i>This includes, but is not limited to, businesses such as a restaurant or other food and beverage related services, health clubs and spa services.</i>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
13	Does the HOA have any mandatory or membership fees for the use of recreational amenities, such as country club facilities and golf courses, owned by an outside party (including the developer or builder)? <i>Membership fees paid for the use of recreational amenities owned exclusively by the HOA or master association are acceptable.</i>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
14	Is the project or any part of the project an assisted living community providing meals or medical care?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
15	Are there any units in this project with resale or deed restrictions other than age restrictions? (e.g. below market rate, affordable housing, down payment assistance)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	• If yes, list the unit number or address of all resale or deed restricted units:		
16	Are there any "Live Work Units"? (e.g. professional artist studio)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	• If yes, list the unit number or address of all live work units:		
	• Provide a copy of condo's recorded legal documents for review.		
17	Are there any adverse environmental factors affecting the project as a whole or any individual units?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	If yes, describe:		
18	Is the project built on a leasehold estate?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
19	Do the unit owners have sole ownership interest in and the right to use the project amenities and common areas?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

FINANCIAL INFORMATION			
1	Are more than 15% of the total units in a project over 60 days past due on their HOA dues?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	How many units are delinquent?		
2	In the event a lender acquires a unit due to foreclosure or a deed-in-lieu of foreclosure, is the mortgagee responsible for paying delinquent common expenses assessments? Over 6 months need to provide Recorded CC&Rs or Declaration	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	• If Yes, for how long is the mortgagee responsible for paying common expense assessments? (select one) <input type="checkbox"/> 1 to 6 months <input type="checkbox"/> 7 to 12 months <input type="checkbox"/> more than 12 months		
3	Are there any pending special assessments?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	• If yes, provide the reasons, amounts, duration and/or due date of the special assessment:		
4	Is the HOA, project developer named as a party in any litigation (other than foreclosure activity)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	If yes, provide a copy of the litigation complaint and letter from insurance company that there is sufficient coverage for the claim and the insurance company is providing the defense.		