JMAC Lending, Inc. HOA Questionnaire

Customer Name _____

Exact Project Name _____

Project Type ☐ Condominium ☐ PUD (Planned Unit Development)

1.

Full Ownership Breakdown	
# owner-occupied units sold/closed	
# investor-owned/sublet units sold/closed	
Total Units in Project	

2. Units greater than 30 days delinquent in Common Charges/HOA dues #_____/_____ %

	Yes	No	
3.	☐	☐	*Does any individual(s) or entity own more than 10% of total units?
4.	☐	☐	Is Project (including all common areas) complete? Number of units in subject phase: _____ Number of units in subject phase completed: _____ Number of phases in project: _____ Number of completed phases in project: _____
5.	☐	☐	Has control of the HOA been turned over to the Homeowners? Date: _____
6.	☐	☐	*Is Project a conversion? If yes, give date: _____ If converted less than 3 years, please provide Architect & Engineer's Report or FNMA 1028.
7.	☐	☐	*If 4 units or less, do the condo's documents (CC&Rs, Bylaws, etc.) contain an Arbitration Agreement?
8.	☐	☐	*Is more than 20% of total project Commercial/Professional space?
9.	☐	☐	*Does the project operate like a hotel – is there a rental desk in the lobby, cleaning service and other hotel like amenities? _____
10.	☐	☐	*Does project allow for short term rentals? _____ daily _____ weekly If yes, explain: _____
11.	☐	☐	*Does the project consist of any time-share arrangements? If yes, explain: _____
12.	☐	☐	Is project a party to any current pending litigation? If yes, please provide details separately.
13.	☐	☐	Is the project professionally managed? Managing Agent: _____ Phone: _____ Contact: _____
14.	☐	☐	Insurance Agent: _____ Phone: _____ Contact: _____ Provide copy of blanket/master policy and fidelity bond coverage.
15.	☐	☐	Is land _____ owned _____ leased? If leased, expiration date is: _____
16.	☐	☐	Are recreational facilities _____ owned _____ leased? If leased, expiration date is: _____
17.	☐	☐	Has a FNMA 1028 (Final Project Acceptance) been issued? If yes, have all conditions been met? If yes, please attach a copy of the FNMA 1028.

Contact Name: _____ Title: _____

Signature: _____ Phone: _____

Company Name: _____ Fax: _____

Date: _____

*If any of these items are marked yes, JMAC Lending, Inc. will not be able to do your loan at this time.