



QM Loan Limited Review HOA Questionnaire

Project Legal Name		Name of Preparer	
Subject Property		Title of Preparer	
Date Completed		Preparer's Email/Phone	

1. Building Type (subject property): ☐ Detached ☐ Attached
2. Has the homeowners' association been turned over to the unit owners? ☐ Yes ☐ No
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. Are all units owned fee simple or leasehold? ☐ Fee Simple ☐ Leasehold
7. Please indicate the highest number of units owned 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, how many months? _____
10. Is there any pending litigation involving the homeowner's association? ☐ Yes ☐ No
If Yes, provide the copy of the complaint and any other document to indicate the litigation details and status.
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? _____ ☐ Yes ☐ No
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? _____
15. Is the project subject to any action or proceeding that could cause it to cease to exist (such as termination, dissolution, or bankruptcy)? ☐ Yes ☐ No