

# Limited Project Review (Detached/Site Condo) HOA Certification

Loan Number: \_\_\_\_\_ Borrower(s) Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

*This form is to be completed and executed by an authorized signatory of the Homeowners Association ("HOA").*

**Indicate by checking the box preceding each item below, if the project contains that specific characteristic(s).**

✓	Ineligible Project Types															
<input type="checkbox"/>	Projects in which individual units are operated as a commercial hotel or motel															
<input type="checkbox"/>	Projects that include registration services and offer rentals of units on a daily basis															
<input type="checkbox"/>	Projects with names that include the words "hotel" or "motel"															
<input type="checkbox"/>	Projects containing <b>ANY</b> characteristics listed below. <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Location of the project in a resort area</td> <td><input type="checkbox"/> Room service</td> <td><input type="checkbox"/> Daily cleaning service</td> </tr> <tr> <td><input type="checkbox"/> Advertising of rental rates</td> <td><input type="checkbox"/> Registration service</td> <td><input type="checkbox"/> Franchise agreements</td> </tr> <tr> <td><input type="checkbox"/> Restrictions on interior decorating</td> <td><input type="checkbox"/> Central key systems</td> <td><input type="checkbox"/> Central telephone system</td> </tr> <tr> <td><input type="checkbox"/> Units that do not contain full-sized kitchen appliances</td> <td><input type="checkbox"/> Interior doors that adjoin other units</td> <td><input type="checkbox"/> Projects converted from a hotel or motel</td> </tr> <tr> <td colspan="3"><input type="checkbox"/> Owner-occupancy density — the project may have few or even no owner occupants</td> </tr> </table>	<input type="checkbox"/> Location of the project in a resort area	<input type="checkbox"/> Room service	<input type="checkbox"/> Daily cleaning service	<input type="checkbox"/> Advertising of rental rates	<input type="checkbox"/> Registration service	<input type="checkbox"/> Franchise agreements	<input type="checkbox"/> Restrictions on interior decorating	<input type="checkbox"/> Central key systems	<input type="checkbox"/> Central telephone system	<input type="checkbox"/> Units that do not contain full-sized kitchen appliances	<input type="checkbox"/> Interior doors that adjoin other units	<input type="checkbox"/> Projects converted from a hotel or motel	<input type="checkbox"/> Owner-occupancy density — the project may have few or even no owner occupants		
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<input type="checkbox"/>	Projects with non-incidentual business operations owned or operated by the homeowners' association such as, but not limited to, a restaurant, a spa, a health club, etc.															
<input type="checkbox"/>	Projects where more than 20% of the total space is used for nonresidential purposes															
<input type="checkbox"/>	Projects with mandatory rental pooling agreements that require unit owners to either rent their units or give a management firm control over the occupancy of the units.															
<input type="checkbox"/>	Projects that restrict the owner's ability to occupy the unit															
<input type="checkbox"/>	Investment securities (i.e., projects that have documents on file with the Securities and Exchange Commission, or projects where unit ownership is characterized or promoted as an investment opportunity)															
<input type="checkbox"/>	Common interest apartments or community apartment projects are projects or buildings that are owned by several owners as tenants-in-common or by a homeowners' association in which individuals have an undivided interest in a residential apartment building and land, and have the right of exclusive occupancy of a specific apartment in the building															
<input type="checkbox"/>	Timeshare or segmented ownership projects															
<input type="checkbox"/>	Houseboat projects															
<input type="checkbox"/>	New projects where the seller is offering sale/financing structures in excess of Fannie Mae's eligibility policies for individual mortgage loans. These excessive structures include, but are not limited to, builder/developer contributions, sales concessions, HOA or principal and interest payment abatements, and/or contributions not disclosed on the HUD-1 Settlement Statement.															
<input type="checkbox"/>	Projects where a single entity (the same individual, investor group, partnership, or corporation) owns more than 10% of the total units in the project															
<input type="checkbox"/>	Multi-dwelling unit condos—projects that permit an owner to hold title (or stock ownership and the accompanying occupancy rights) to more than one dwelling unit, with ownership of all of his or her owned units evidenced by a single deed and financed by a single mortgage															
<input type="checkbox"/>	Condo project that represent a legal, but non-conforming, use of the land, if zoning regulations prohibit rebuilding the improvements to current density in the event of their partial or full destruction															
<input type="checkbox"/>	Any project for which the homeowners' association is named as a party to current litigation or, any project for which the project sponsor or developer is named as a party to current litigation that relates to the project, if the project has not been turned over to the association or corporation.															

I HEREBY CERTIFY that the above information is true and correct.

HOA Representative Name: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_ Phone #: \_\_\_\_\_

HOA Address: \_\_\_\_\_

On behalf of the Board of Directors of the \_\_\_\_\_ HOA,

HOA Representative Signature: \_\_\_\_\_