

## Standard Financing Questionnaire

Attached you will find our standard association information sheet. The form has proven to be successful in answering the questions of numerous banks. Unfortunately, due to potential liability issues on advice from corporate counsel, the RGR Property Management prepared form is the only format which this company is permitted to distribute. We cannot fill out individual specialized bank questionnaires.

### Unit Information

Unit #: \_\_\_\_\_ Monthly Condo Fee for this unit: \$ \_\_\_\_\_

The Title is held as Fee Simple

### Condominium Information

Unit Owners have been in control of the Condominium HOA since \_\_\_\_\_.

This project is not subject to further phasing or annexation.

There are \_\_\_\_\_ Units in the Association/Condominium.

The Association/Condominium does own all amenities.

The Association/Condominium cannot expand the number of total units beyond what it is today.

The Association/Condominium does not have any commercial space within the project.

### Management Information

Managed by RGR Property Management 139 Weymouth Street, Rockland, MA 02360

Telephone: 617-275-8105 Fax: 781-926-0396 email: [office@RGRPropertyManagement.com](mailto:office@RGRPropertyManagement.com)

We do not furnish copies of the management contract. The contract term is 2 years with the ability to terminate with sixty (90) days written notice with or without cause without penalties or payments of any kind.

### Association/Condominium Financial Information

The fiscal year is January 1<sup>st</sup> through December 31<sup>st</sup>.

The number of units delinquent by 31 - 60 days is: 0 units for a total of: \$0

The number of units delinquent by 61 - 90 days is: 0 unit for a total of: \$0

As of today the balance of the Reserve Account is: \$ \_\_\_\_\_

The Association does have current loans.

There are no current special assessments.

The current annual 2021 budget in this Association is \$ \_\_\_\_\_

The line item for reserves in the current annual budget is \$ \_\_\_\_\_

### FHA

Unknown how many units are FHA insured.

The Association/Condominium does not have right of first refusal.

If a lender acquires a unit through foreclosure or deed-in-lieu, the lender is responsible for 6 month unpaid Association/Condominium dues. See Massachusetts General Laws Chapter 183A Section 6, the Massachusetts Condominium Super Lien Law.

The Association/Condominium does not have low to moderate income housing units.

The Association/Condominium does not contain hotel or resort type characteristics, such as but not limited to: registration desk, short term occupancy, bellman, concierge, food service, maid service, or centralized utilities such as telephone or TV.

The Association/Condominium is not subject to any timeshare or segmented ownership arrangement. There is not a rental program, such as rental pooling or revenue sharing arrangements, either mandatory or voluntary. The Association/Condominium does not contain manufactured homes. The Association/Condominium does not contain houseboats. Common areas or recreational facilities are not leased to or by the Association/Condominium.

### **General Information**

We are not able to track owner occupancy. For example, some owners that live at the property use off-site mailing addresses. We estimate that there are 54 Unit Owner Occupied Units, and there are 13 rented units.

An investor does not own more than ten (10%) percent of the unit(s) in this Association/Condominium.

There are no ongoing litigation matters or matters being defended by the master insurance carrier. The Association's attorney is \_\_\_\_\_

### **Insurance Information**

\_\_\_\_\_ is the Association's agent. Certificates of insurance can be obtained by going to \_\_\_\_\_ Please go to Other Services and follow the directions on the website.

### **Disclaimer**

**This information is provided by RGR Property Management in the capacity as Agent for the Association/Condominium. We and the Trustees cannot guarantee the accuracy of this information. You should verify this information through other sources.**

**This document is for the sole use of the lender or mortgagee and cannot be disseminated to any other party without the written consent of the Association/Condominium and RGR Property Management.**

Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_  
Office Manager