

Homeowners Association Certification

This document is to be completed and executed by an authorized signatory of the Homeowner's Association or Management Co. or HOA Representative

General Information

Project Name: 2408 CARNEGIE LANE HOA

Property Address: 2408 CARNEGIE LANE REDONDO BEACH, CA 90278

Master Association Name: (if applicable) N/A

Management Company Name: (if applicable) N/A

Monthly HOA Association Fee per Unit; \$ 150

Are Utilities and services included in the monthly unit Assessment? YES

Indicate what utilities and services are part of the monthly unit assessment, if applicable WATER, ELECTRIC

Monthly Master Association Fee, per unit (if part of a Master Association); \$

Number of units in entire project; 3 Number of units sold in entire project 3

Occupancy of units for entire project

Primary	Second Home	Investor
3		

Yes No 1. Number of unit owners 60 days or more delinquent in the payment of HOA dues and/or assessment? 0

Yes No 2. Is the HOA currently subject to any current or pending litigation?

If yes, explain

Yes No 3. Are more than 2 units owned by a single entity?

if yes, how many units? please indicate the ownership of these units below;

Single Entity/individual? 3 Company/LLC? Developer? If Developer, are these actively marketed for sale?

Yes No 4. Are all common areas and facilities in the project complete?

Yes No 5. Is the project subject to additional phasing or annexation?

If yes, number of additional phases:

6. What are the common areas and limited common areas in the phase and the project? DRIVEWAY

Yes No 7. Has control of the HOA been turned over to the Homeowners Association?

Yes No 8. Is the ownership of the land fee simple estate?

Yes No 9. Do the unit owners have sole ownership interest in and the right to use of the project facilities and common elements?

Yes No 10. Is the project a conversion of an existing building?
If yes, when did the conversion take place?

Yes No 11. Is the project a gut rehab conversion?

Yes No 12. In the event of full or partial destruction of the improvements, do current zoning laws allow for rebuilding?

Yes No 13. Is the project licensed as a hotel, motel, resort, hospitality entity or timeshare?

Yes No 14. Do the project legal documents require unit owners to share profits from the rental of units with the HOA, Mngt Company, resort or hotel rental company?

Yes No 15. Is the project manufactured housing or houseboat project?

Yes No 16. Is the project a multi-dwelling unit condominium (in which ownership of multiple units is evidenced by a single deed and mortgage)?

Yes No 17. Is the project a Common Interest Apartment or Community Apartment Project?

Yes No 18. Is the project a Community Care Retirement Center or CCRC?

Yes No 19. Does the project have any non-incidentual business operation owned or operated by the HOA?

- Yes No 20. Is the project a cooperative?
- Yes No 21. Is any of the common area leased?

- Yes No 22. Do the project's legal documents require owners to make their unit available for rental pooling (daily or otherwise)?
- Yes No 23. Does the project or building in which the project is located include any commercial property/non-residential usage?
If yes, what percent of the project is commercial/non-residential usage: _____%
- Yes No 24. Is project subject to inclusionary zoning, Right of First Refusal, BMR, Affordable Units, Resale Restrictions that limit the free transferability of title (i.e. age restrictions, resale restrictions mandated by local municipality or other deed income restrictions)?
- Yes No 25. If a unit is taken over by foreclosure, is the lender liable for more than six months of delinquent HOA dues?
If yes, how many months? _____
- Yes No 26. Is Management Company named as additional insured on Association's Fidelity/Crime Insurance policy aka Bond, if applicable?
- Yes No 27. Does the project consists solely of attached units? If not explain,
- Yes No 28. Is the project subject to any private transfer fees?
- Yes No 29. Does the HOA or Master Association have any type of mandatory membership fees other than the regular assessments/HOA dues?
If yes, please explain _____
- Yes No 30. Does the Association have any pending or current special Assessments? Please explain _____

Certification Completed By:

Management Company Name or the name of Homeowners Association 2408 CARNEGIE LANE HOA

Print Name: _____ Date: _____

Signature: _____ Phone: _____

Position/Title: _____ Email: _____

The information completed on this form affects the investor quality of the pending transaction on the subject unit. Anyone knowingly providing fraudulent or misinformation may be subject to financial penalties due to losses incurred by the lender that resulted from fraudulent information contained on this transmittal. By signing above, you hereby certify that the above information is factual to the best of your knowledge.