

CO-OP PROJECT QUESTIONNAIRE

Customer Information:

Borrower Name: _____ Loan #: _____
 Contact Name: _____ Loan Amount: _____ LTV: _____
 Project Status: Full Review Requested (All Documents Required)
 Currently Listed (Only Expired Documents Required)
 Phone: _____
 Unit Shares: _____
 Project # (from listing): _____

Project Profile (Co-op or Managing Agent to Complete):

Unit Number: _____ Monthly Maintenance: \$ _____ Square Footage: _____ Number of Bedrooms: _____

Cooperative Corporation Name
 (As it Appears on Stock Certificate/Financial Statement): _____

Property Address: _____

City: _____ State: _____ Zip Code: _____ County: _____

Year Built: _____ Year Converted: _____ Total Number of Floors: _____

Unit Breakdown: Control of Board: Shareholders: _____ Sponsor: _____

Owner Occupied: _____ % Date Co-op Corporation Acquired Title (Conversion Date): _____ / _____

Investor Owned: _____ % When Did Sponsor Relinquish Control of the Board of Directors? _____ / _____

Sponsor Owned: _____ % Proprietary Lease Expiration Date: _____ / _____ / _____

Entity: _____ %
 Co-op Owned: _____ % Is Land Owned or Leased? Owned Leased
 Total: _____ % If Leased, Expiration Date is: _____ / _____

Is There An Elevator? Yes No

Are there any Commercial units? Yes No

Does the Cooperative impose a Flip Tax? Yes No
 If yes, method of Flip Tax calculation: _____

Are Financial Institutions exempt? Yes No

Any Tax Abatements? Yes No J51 421A

Does this Project meet IRS Rule 216? Yes No

If Yes, Term and Amount:

Is there a Ground Lease? Yes No

If Yes, Expiration Date: _____ / _____ / _____ Annual Rent: \$ _____

Does one Individual or Entity, excluding the Sponsor, own more than 1 Unit? Yes No

Does one Individual or Entity, excluding the Sponsor, own more than 10% of the units? Yes No

Will the Cooperative Corporation execute the Aztech Recognition Agreement? Yes No

Is a Rider required? Yes No

Does the Cooperative Corporation limit the % of financing? Yes No

If Yes: _____ %

Are there units with Delinquent Maintenance/Assessments greater than 30 days? Yes No

If Yes, how many units? _____

Is the Cooperative Corporation a Plaintiff or Defendant in any Litigation or Legal Proceedings? Yes No

If Yes, please describe: _____

Is the Sponsor/Holder of un-sold Shares exempt from filing Amendments with the NY Attorney General's Office? Yes No

If Yes, how many units? _____

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Is the Project managed by a professional Management company? Yes No
 If Yes: Managing Agent: _____
 Phone: _____ Contact: _____

Does the Managing Agent, or Co-op have Fidelity Bond / Employee Dishonestly Insurance? Yes No
 If Yes: Insurance Agent: _____
 Phone: _____ Contact: _____

Underlying Mortgage Information	First Mortgage	Second Mortgage
Lien Holder	_____	_____
Mortgage Balance	_____	_____
Maturity Date	_____	_____
Monthly Payment	_____	_____
Interest Rate	_____	_____
Balloon Mortgage (Yes/No)	_____	_____
Rate (Fixed/Variable)	_____	_____

Does this Project have a Line of Credit? Yes No
 If Yes, please state the Maximum Line Amount; \$ _____

Is the Mortgage current? Yes No
 If No, number of months delinquent: _____

Has the Mortgage been Modified/Extended since the last Financial statement? Yes No
 If Yes, describe: _____

Please Provide Details of All Similar Units in the Project That Have Sold in the Past Year

Unit #	Sales Price	Date Closed	Bedroom/Bath	Square Footage	# Shares	Monthly Maintenance
_____	_____	_____	____/____	_____	_____	_____
_____	_____	_____	____/____	_____	_____	_____
_____	_____	_____	____/____	_____	_____	_____

Sponsor/Holder: _____ Principals: _____ Phone: _____

Has the Sponsor been current on the maintenance in the last 12 months? Yes No
 If No, Explain: _____

Shares held: _____ Are Sponsor units used as Collateral for a loan? Yes No
 If Yes, to whom: _____

Is the loan current? Yes No Maturity Date: _____

Last Amendment filed #: _____ Date accepted by the Attorney General: _____

Rental income on all unsold units: \$ _____ Maintenance charges on all unsold units: \$ _____

Contact and Signature

Preparer's Signature: _____ Title: _____ Date: _____

Preparer's Name: _____ Telephone Number: _____

Company Name: _____ Fax Number: _____

Project Documents Checklist (Please provide the following documents)

- Completed Co-op Project Questionnaire
- Attorney General's Disclosure Amendment of CPS-5 (NY Only)
- Most Recent Financial Statement (2 years)
- Insurance Certificate, Schedule, or Declaration Pages (Property with Rent Loss, Liability with Umbrella, Fidelity Bond, and Flood, if applicable)
- Copy of Land/Ground Lease or Summary, if applicable