

Condo Ineligible Log as of 8-5-19

State	Project Name	Project Location	Decision Date	Ineligible Project
AL	Caribe	Orange Beach, AL 36561	3/2/2017	Condotel Condotel Insufficient reserves Non-Incidental business income
AL	Phoenix III	Orange Beach, AL 36561	2/23/2017	
AL	Phoenix West II	Orange Beach, AL 36561	6/2/2016	Condotel
AL	Phoenix West II	Orange Beach, AL 36561	6/2/2016	Operates as Condotel
AL	Turquoise Place	Orange Beach, AL 36561	6/17/2016	Insufficient reserves, special assess for insurance premiums, condotel features
AL	Turquoise Place	Orange Beach, AL 36561	10/27/2015	Insufficient reserves, special assess for insurance premiums, condotel features
AZ	Artisan Village at Gila Spring	Chandler, AZ 85226	12/16/2015	20% completion & presale
AZ	Biltmore Promenade	Phoenix, AZ 85016	2/3/2016	48% single Entity, not original developer.
AZ	Chandler Parc	Chandler, AZ 85224	5/17/2017	Single entity over 10% (at 26.19%)
AZ	Chandler Parc	Chandler, AZ 85224	5/17/2017	Single entity over 10% (at 26%)
AZ	Four Peaks	Fountain Hills, AZ 85268	10/8/2015	Developer rents 41.5%, overall investor concentration 88.4%.
AZ	One Lexington	Phoenix, AZ 85012	3/4/2015	3/4 project is ineligible due to structural defects case against original developer.
AZ	Quarter	Glendale, AZ 85305	6/24/2015	Defects, Repairs, Dollar amount not known. Trial set December 2015
CA	150 Powell Street	San Francisco, CA 94102	5/15/2018	Excessive commercial
CA	837-843 11th Street	Santa Monica, CA 90404	4/29/2019	Single entity over 49%
CA	1245 Orange Grove	Glendale, CA 91205	6/8/2015	PERS required. 2007 Non-Gut Conversion, 62.5% rentals developer owned. Pooled insurance.
CA	2415 Rockefeller Lane	Redondo Beach, CA 90278	9/20/2018	ins
CA	2519 Rockefeller Lane	Redondo Beach, CA 90278	5/7/2018	Single Entity
CA	4211 Redwood Ave		6/13/2017	construction defect litigation Investment transaction. Current investor concentration > 55%.
CA	5264 3rd St	San Francisco, CA 94124	3/10/2017	
CA	5800 Third Street	San Francisco, CA 94124	10/4/2018	Construction Defect Litigation
CA	Aldea Dos Vientos	Newbury Park, CA	7/28/2015	Construction Defects
CA	Apple Hill	Watsonville, CA 95076	7/10/2017	Investor concentration over 50%
CA	Aqua 388	Long Beach, CA 90802		Construction defects against developer
CA	Aqua 488	Long Beach, CA 90802	4/25/2016	Construction defects against developer
CA	Aqua 488	Los Angeles, CA	10/27/2015	Construction defects against developer
CA	Aqua 488	Los Angeles, CA	9/20/2016	Litigation, structural defects.
CA	Atlantic Times Square	Monterey Park, CA 91754	7/27/2015	> 25% commercial.. Single Entity > 10%. No Budget. Public Report/Offering unavailable.
CA	Aurora at Riviera Del Sol	San Diego, CA 92109	3/28/2017	Pending litigation for structural defects.
CA	Azzurra	Marina Del Rey, CA 90292	10/28/2015	Looks like you completed a Litigation on this Project in Aug.
CA	Barker Block		12/23/2015	Litigation review - Structural defects against developer
CA	Bayside, CA	San Diego, CA	1/19/2016	Structural defects
CA	Beach Cliff	Long Beach, CA 90802	3/2/2016	20% single entity
CA	Beachwood	San Clemente, CA 92672	4/17/2018	Insufficient Insurance
CA	Beacon	San Francisco, CA 94107	10/13/2015	Structural defects
CA	Belvedere at Northgate	Vallejo, CA 94591	6/5/2018	Litigation - structural defects
CA	Beverly Westwood HOA	Los Angeles, CA 90042	8/10/2018	Single entity at 54%
CA	Blu		8/6/2018	Litigation - Construction defects
CA	Blu	Long Beach, CA 90802	8/13/2018	Construction defect litigation
CA	Blu	Long Beach, CA 90803	1/18/2018	Litigation - Construction Defects
CA	Breeza	San Diego, CA 92101	4/18/2016	Structural defects against developer
CA	Briar Rose	Ladera Ranch, CA 92694	7/1/2015	Ineligible Litigation - repairs not mitigated, dollar amount not known
CA	Bridgeort at 4S Ranch	CA	10/9/2015	Litigation - Evidence of all repairs required.
CA	Cabrini Villas	Burbank, CA 91504	6/16/2016	Ineligible due to Litigation and Insufficient Budget
CA	Cabrini Villas	Burbank, CA 91504	6/16/2016	Ineligible due to Litigation and Insufficient reserves
CA	Camden Park		10/29/2015	Structural defects
CA	Camden Park	Tustin, CA 92780	2/19/2016	Structural defects
CA	Canyon Bluffs	San Diego, CA 92126	8/30/2017	Litigation
CA	Canyon Villas	Aliso Viejo, CA 92656		Structural defects
CA	Capistrano Shores	San Clemente, CA 92672	11/15/2018	Manufactured Homes
CA	Capistrano Villas III	San Juan Capistrano, CA 92675	11/11/2016	Litigation - wrongful death
CA	Capria at the Summit	San Diego, CA	10/23/2017	Structural Defects
CA	Casa De Monterey	South Pasadena, CA 91030	5/23/2017	Budget Reserves 7.85%, no Reserve Study
CA	Casitas Del Amigos	San Marcos, CA 92078	7/30/2018	Manufactured Home Condo
CA	Centria	Milpitas, CA 95035	3/23/2018	Unresolved construction defects
CA	Club View	Indian Wells, CA 92210	12/13/2017	Time Share

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CA	Colony La Paz	San Diego, CA 92122	2/1/2017 Litigation - Eminent Domain
CA	Community Assoc. of Rivermark (aka:Rivermark HOA)	Santa Clara, CA 95054	4/16/2015 Structural defects
CA	Compton Willow Walk	Compton, CA 90220	8/7/2017 18.5% delinquencies >60 days
CA	Compton Willow Walk	Compton, CA 90220	8/7/2017 39% delinquencies over 90 days
CA	Compton Willow Walk	Compton, CA 90220	8/7/2017 >60 day Delinquencies 18.55%
CA	Concerto Lofts		5/2/2017 Litigation - Structural Defects
CA	Copper Gate	Brentwood, CA 94513	3/21/2017 Litigation - Construction Defects
CA	Darlington Heights	Los Angeles, CA 90049	12/19/2017 Insufficient budgeted reserves.
CA	Desert Falls Villas I	Palm Desert, CA 92211	9/14/2016 82% investor concentration, not eligible for investor transactions.
CA	Eastern Columbia Lofts	Los Angeles, CA 90014	Litigation against developer for structural defects
CA	Eastern Columbia Lofts	Los Angeles, CA 90014	12/2/2015 Ineligible due to structural litigation. Reviewed back in June 2015.
CA	Eastern Columbia Lofts	Los Angeles, CA 90014	12/2/2015 Litigation against developer for structural defects
CA	El Niguel Terrace	Orange, CA. 92677	7/16/2015 Litigation for construction/engineering defects
CA	Embarcadero Lofts	San Francisco, CA 945105	8/2/2016 Leased Parking by developer.
CA	Encino Oaks	Encino, CA 91316	2/29/2016 construction defects
CA	Encino Oaks	Encino, CA 91316	6/20/2017 Budget Reserves 1.5%, not following reserve Study and Litigation
CA	Excelsior at the Americana at Brand	Glendale, CA 91210	4/16/2019 Litigation - Construction Defects
CA	Excelsior at the Americana at Brand	Glendale, CA 91210	4/16/2019 Litigation - Structural Defects
CA	Excelsior at the Americana at Brand	Glendale, CA 91210	4/16/2019 Litigation against developer for construction defects.
CA	Fioli Homeowners	San Ramon, CA 94583	5/22/2019 Construction defect litigation
CA	Forest Glen	Winnetka, CA. 91306	4/12/2016 Insufficient Reserves
CA	Garden Grove Village	Santa Ana, CA 92705	3/20/2017 No Master Flood Ins Policy
CA	Garden Grove Village	Santa Ana, CA 92705	8/15/2017 The master does not provide a condo flood insurance policy.
CA	Gentry Villas	San Diego, CA 91910	3/26/2015 insufficient reserves
CA	Golden Gateway Commons II	San Francisco, CA 94111	7/15/2019 Pooled property insurance with unaffiliated projects.
CA	Harbor Hazard	Santa Ana, CA 92703	6/8/2018 Ineligible - Insufficient Flood coverage Investment concentration 62.5%
CA	Highland Glen	Fremont, CA 94539	3/3/2017 Single entity over 10% (16.67%)
CA	Highlands	Sacramento, CA 95826	10/24/2016 70% Investor concentration
CA	Hills at Yorba Linda	Yorba Linda, CA	3/30/2017 Litigation - Structural Defects
CA	Icon	San Diego, CA 92101	8/31/2015 Structural defects
CA	Infinity Owners	San Francisco, CA 94105	6/17/2019 Litigation on Construction defects. 6-17-19
CA	Inglewood Crossroads	Inglewood, CA 90301	4/6/2016 29% delinquent and possible pooled insurance.
CA	King David of Sunny Isles Beach	North Miami Beach, FL 33160	8/14/2018 master ins/ho6
CA	Library Court		3/18/2016 Structural litigation against developer
CA	Library Court	Los Angeles, CA 90017	Structural litigation against developer
CA	Marina Pacifica	Long Beach, CA 90803	2/28/2017 Litigation
CA	Market Lofts	Los Angeles, CA 90015	5/21/2018 Litigation over construction defects.
CA	Meadow Brook Village	Freemont, CA 94536	3/27/2018 Pending Litigation for Structural Defects
CA	Meadow Brook Village	Freemont, CA 94536	9/13/2018 Structural Defects against HOA impairing safety
CA	Meadows	Lodi, CA 95240	10/19/2016 Non-Gut Conversion
CA	Meadows at Kirkwood	Kirkwood, CA 95646	11/3/2017 Condotel
CA	Millwheel North		3/15/2016 Structural litigation against the developer
CA	Montage	Livermore, CA 94551	2/19/2019 Structural defects.
CA	Monte Vista Villas	Oakland, CA 94605	6/15/2015 Litigation - construction defects not mitigated
CA	Monte Vista Villas of Oakland	Oakland, CA 94605	construction defect litigation
CA	Oak Creek Villas	Santa Maria, CA 93455	7/14/2016 Specific loan transaction is Ineligible due to loan transaction is an Investment Property.
CA	One Thousand Westgate	Los Angeles, CA 90049	2/22/2017 No boiler & machinery coverage
CA	Orange Tree	Irvine, CA 92618	6/4/2015 6/4 Slip n Fall litigation amount unknown
CA	Park 47	Santa Ana, CA 92704	6/15/2015 Single entity 10.6%, no budget reserves,
CA	Park Ocean	Long Beach, CA 90802	10/26/2016 Investor Concentration > 50% (Investment Transaction)
CA	Park Terrace East Village	San Diego, CA	10/6/2016 Construction litigation
CA	Park Villa HOA	Los Angeles, CA 90020	8/31/2015 Structural defects
CA	Park Villa HOA	Los Angeles, CA 90020	8/27/2015 Litigation for structural repairs. Insufficient Fidelity Insurance.
CA	Parkwood	San Luis Obispo, CA 93401	5/31/2016 Single Entity > 10%
CA	Parkwood Slymar	Glendale, CA 91204	12/13/2016 Insufficient Reserves - 5%
CA	Plaza - Irvine	Irvine, CA 92612	11/11/2015 Pending litigation for structural defects
CA	Plaza - Irvine	Irvine, CA. 92612	11/11/2015 Ineligible due to Construction/Structural Defects, Electrical/Plumbing Defects; Mold, Roof Leakage, Water Intrusion and Structural Cracks. All parti
CA	Portside	San Francisco, CA 94105	10/28/2016 commercial space is less then 10%
CA	Princessa Estates	Canyon Country, CA 91387	10/25/2018 Insufficient Budgeted Reserves
CA	Promenade West	Los Angeles, CA 90012	5/22/2018 Litigation re parking

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CA	Radiance	Woodland Hills, CA 91364	9/6/2017 Construction defect litigation
CA	Ramsdell Villas	Los Angeles, CA 91214	5/10/2017 Insufficient budgeted reserves
CA	Rio Vista	San Diego, CA 92110	3/10/2017 Reserves less than 10%
CA	Riverbend Master Assoc	Orange, CA 92805	11/23/2015 Master Association has structural damages, in litigation.
CA	Rosedale Promenade	Azusa, CA 91702	1/25/2017 Structural Defects
CA	Rosedale Promenade	Azusa, CA 91702	1/25/2017 tructural Defects
CA	Rosedale Promenade	Azusa, CA. 91702	4/18/2018 Litigation - construction defects
CA	Santiago Street Lofts	Santa Ana, CA 92701	10/20/2015 Structural and Construction defects.
CA	Shadow Mountain Trails	Lake View Terrace, CA 91324	5/23/2017 0% reserve allocation, not following prior or current reserve study
CA	Shadow Pines	San Jose, CA 95121	Litigation
CA	Shadow Woods	Pleasanton, CA 94588	7/6/2017 Single entity owns over 10%
CA	Sherman Way	Reseda, CA 91335	3/19/2019 Single Entity Ownership > 25% (52%)
CA	Sherman Way	Reseda, CA 91335	11/22/2016 Single entity over 50%, 52 of 98
CA	Shybary Grand	Los Angeles, CA 90013	10/11/2016 Single Entity > 10%. Insufficient Reserves (8.8%)
CA	Silvera Villas	Dublin, CA	3/11/2019 Litigation for structural/construction defects
CA	Sinclair Gardens	Glendale, CA 91206	2/26/2016 16.9% delinquencies
CA	Soho Square	Los Angeles, CA 90066	5/20/2015 Structural defects
CA	Sonoma Centro	Sonoma, CA 95476	2/10/2017 50% single entity and 34.9% commercial.
CA	South Coast Springs	Santa Ana, CA 92704	7/19/2017 Leasehold ineligible
CA	St. Albans	Santa Ana, CA 92704	8/9/2017 Ground Lease Ineligible
CA	Stetson at Otay Ranch	San Jose, CA 95113	3/27/2015 Pending litigation for structural defects against developer
CA	Stony Brook II	San Diego, CA 92128	Investor Concentration > 50% (Inv Transaction); Insufficient Fidelity
CA	Summerwood West	Concord, CA 94518	5/12/2015 > 15% delinquency
CA	Sunrise Point	San Diego, CA 92115	5/10/2017 Reserves 9%. Study does not support. Reserves 10% funded. Does not meet Replacement Reserves of 10%.
CA	Sunrise Point	San Diego, CA 92115	4/19/2017 Replacement Reserves are 9.08%, no reserve study to support.
CA	Sutter's Mill Neighborhood	Orange County, CA	5/17/2016 Structural Defects Investor concentration over 50%
CA	Tarzana Capri	Tarzana, CA 91356	4/6/2017 Reserves less than 10%
CA	Third Laguna Hills Mutual	Laguna Hills, CA 02220	3/17/2015 3/17 Litigation does not have amount = ineligible
CA	Third Laguna Hills Mutual	Laguna Hills, CA 02220	3/17/2015 Litigation does not have amount = ineligible. Still unacceptable.
CA	Town Square	Huntington Beach, CA 92647	2/20/2017 Single entity owns over 10%
CA	Tremont Village	San Diego, CA 92102	10/19/2015 Single Entity >10%
CA	Tres Robles I	Canyon Country, CA 91387	11/24/2015 Insufficient reserves; Reserve study not followed
CA	Treviana at Lomas Verdes	San Diego, CA 92101	2/11/2016 construction and structural defects
CA	Tuscany Hills	San Jose 95136	4/21/2015 4/21 structural/developer litigation ineligible
CA	Tuscany Hills	San Jose, CA 95136	10/7/2015 structural defect against developer
CA	Union Square	San Diego, CA 92101	3/10/2016 Pending litigation for Structural Defects
CA	Union Square at Broadway	San Deigo, CA 92101	3/7/2016 Structural defects
CA	Union Square at Broadway	San Francisco, CA 92122	2/27/2015 Structural defects
CA	University Glen		12/28/2016 Ground Lease
CA	University Glen	Camarillo, CA 93012	8/2/2017 Ground Lease Ineligible
CA	Upland Hills Estates	Upland, CA. 91786	6/15/2015 Project has mandatory membership fees to golf course
CA	Valencia Vista	Newhall, CA 91321	2/24/2017 Litigation - Water intrusion, amount unknown, repairs not cured.
CA	Valley Pines	Panorama City, CA 91402	5/27/2016 Single Entity > 10%
CA	Vantis	Aliso Viejo, CA 92656	4/9/2019 Litigation - Construction Defects
CA	Villa Aspara	San Diego, CA 92069	10/9/2015 Flood Ins Review. Ineligible. Does not meet Fannie or Freddie requirements.
CA	Villa Cortina	San Jose, CA 95117	9/18/2015 Structural defects
CA	Villa Portofino	Palm Desert, CA 92260	1/24/2017 Mandatory membership of the clubhouse
CA	Villa Savona	Irvine, CA 92612	12/11/2015 Structural defects
CA	Villa Savona	Playa Vista, CA 90094	10/9/2015 Ineligible litigation
CA	Villa Savona	Playa Vista, CA 90094	10/9/2015 Structural defects
CA	Village Creek	Costa Mesa, CA	7/27/2017 Leasehold ineligible
CA	Village Green	Garden Grove, CA 92840	7/28/2016 Litigation ineligible, slip and fall, insurance defending, amount not known
CA	Village Green	Los Angeles, CA 90016	7/13/2016 Litigation ineligible, slip and fall, insurance defending, amount not known
CA	Village Walk		5/17/2017 Litigation - attorney refuses to let us know if insurance is defending, if insurance sufficient and the amount.
CA	Villages Unit No 7	Stockton, CA 95210	9/27/2017 Investment transaction ineligible; OO/2nd Home Only
CA	Walnut Gardens		10/4/2016 Litigation - Amount not known
CA	Walnut Villas	Los Angeles, CA 90016	5/13/2019 Unknown if insurance is defending or if claim is covered
CA	Waterfront	Huntington Beach, CA 92648	3/13/2017 pending construction defect litigation
CA	West Creek & West Hills	Valencia, CA 91354	3/27/2017 Litigation - Insurance currently not defending

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CA	Westborough Court	San Francisco, CA 94080	6/12/2015 Litigation is unknown on the claim amount. Excessive commercial, 61%
CO	Buck Creek Plaza	Avon, CO 81620	6/3/2019 Single entity issue
CO	Campus West	Fort Collins, CO	2/23/2016 Single entity 14.2%, 90% investor concentration.
CO	Campus West	Fort Collins, CO 80525	3/8/2016 Single Entity 14.2%, 90% Investor Concentration
CO	Chamberlain Place	Boulder, CO 80305	6/13/2016 44% Excess commercial
CO	Chamberlain Place	Boulder, CO 80305	6/13/2016 PW2016137655
CO	Cherokee Street	Littleton, CO 80120	5/3/2017 Single Entity 80%
CO	Fraser Crossing Founders Pointe	Winter Park, CO 80482	9/29/2017 Condotel - not full size kitchens, daily rentals, online & onsite bookings, etc.
CO	Highlands at Stongate North	Colorado Springs, CO 80134	Pending litigation for structural defects against developer
CO	Louisiana Purchase II	Aurora, CO 80017	12/14/2015 Litigation - Structural defects
CO	Louisiana Purchase II	Aurora, CO 80017	12/6/2016 Litigation - Structural defects
CO	Mountainside at Silvercreek	Granby, CO 80446	12/7/2018 Timeshare
CO	Pebble Creek	Denver, CO 80235	3/13/2015 insufficient reserves (2.73%)
CO	Ski Time Square	Steamboat Springs, CO 80487	7/12/2018 Timeshare
CO	Sunflower	Aurora, CO 80014	6/15/2017 Litigation - HOA suing Insurance company for 1.2M, repairs not done, insurance not defending HOA.
CO	Vista Pointe	Aurora, CO 80012	3/13/2017 Litigation - repairs incomplete. New complaint filed. .
CT	Casagmo	Ridgefield, CT. 06877	6/2/2016 Ground and Recreation Lease. Project is Ineligible, but Sales has asked us to not decline while she tries to get additional information. Showing as 'C Insufficient reserves, insurance, and legal doc issues.
CT	Harbor House at Greenwich Point	Old Greenwich, CT 06870	4/30/2018
CT	Pilgrims Harbor	Wallingford, CT 06492	3/27/2019 Leased amenities owned by a 3rd party.
CT	Pilgrims Harbor	Wallingford, CT 06492	3/27/2019 rec lease for amenities
CT	Residences at 66 High Street	Guilford, CT 06437	5/22/2019 Insufficient Completion
CT	Riverbend	Southport, CT 06890	8/14/2017 HOA does not maintain a Master Flood Insurance Policy. No reserve allocation.
CT	Walnut Beach	Milford, CT 06460	12/27/2016 Budgeted replacement reserves 7.57%
CT	Westview Highlands	Berlin, CT	12/11/2018 Construction defect litigation, insufficient reserves
CT	Whetstone Mills	Daybill, CT 06241	4/4/2019 Sent email to Post Closing.
DC	James Joy	Washington, DC 20002	Single Entity - 100% of 2 unit condo
DC	Kenyon Square	Washington, DC 20010	3/23/2015 Pending litigation for structural defects against developer.
DC	Lincoln Park Terrace	Washington, DC 20002	9/7/2016 Single entity > 10%
DC	Verona	Washington DC 20001	9/21/2017 Investment Transaction; Eligible for OO/2nd Homes Only
DC	Washington Mews	Washington, DC 22209	8/1/2016 Single entity owns 44%.
DE	Ashton	New Castle, DE. 19720	10/12/2015 Slip and Fall litigation. Amount unknown.
DE	Concord Point Village	Millsboro, DE	5/10/2016 Ineligible, not 50% o/o or 2nd home on new construction Single entity over 10%
DE	Concord Point Village	Millsboro, DE 19966	12/21/2017 Insufficient insurance coverage
DE	Downtown Area	Lewes, DE 19958	9/27/2017 50% Commercial
DE	Estates at Fairway Village	Ocean View, DE 19970	11/8/2017 Single Entity >10% and Budget Reserves <10%.
DE	Forj Lofts	Rehoboth Beach, DE 19971	6/14/2016 37% delinquencies, no reserves, co-insurance
DE	Greenway Lane	Dover, DE 19904	3/24/2017 Insufficient budgeted reserves
DE	Hearthstone Manor at Milford	Milford, DE 19963	7/20/2016 Single Entity > 10%
DE	Hearthstone Manor at New Milford - Village III	Milford, DE 19963	5/31/2017 Single Entity >10%
DE	Hearthstone Manor at New Milford Village V	Milford, DE 19963	8/21/2017 Project does not have a budget
DE	Houston Acres	Millsboro, DE 19966	10/30/2017 Single entity - 62.5% developer owned/rented
DE	Newtown Homes	Newark, DE 19702	5/31/2016 No reserves or reserve study
DE	Plantations	Lewes, DE 19958	6/16/2015 Insufficient reserves
DE	Point at Bethany Bay	Ocean View, DE. 19970	5/18/2016 Litigation Ineligible due to current Health/Safety issue. Presence of MOLD which has cause an 'extreme' Health and Safety issue for the Condo Proj
DE	Point at Bethany Bay	Ocean View, DE. 19970	5/18/2016 Litigation still Ineligible. Add'l conditions requested.
DE	Sea Colony East Ph I	Bethany Beach, DE 19930	12/29/2015 Leasehold
DE	Star of Sea	Rehoboth Beach, DE 19971	3/9/2017 Condotel
FL	101 Lofts	West Palm Beach, FL 33401	6/11/2015 Inadequate insurance. Commercial space > 25%
FL	220 Meridian	Hialeah, FL 33012	1/28/2019 No reserve contributions; Single Entity 33.33%; 67% Investor Concentration
FL	401 Blu of North Beach	Miami Beach, FL 33141	9/19/2016 Ineligible - 7.8% reserves and 11.65% single entity
FL	1300 S. Miami Ave	Miami, FL 33130	12/19/2016 PERS approved - expires 6/5/2018
FL	2711 Hollywood Beach	Hollywood, FL 33019	9/8/2016 Pending litigation for Structural defects
FL	4111 South Ocean Drive	Hollywood, FL 33019	3/5/2018 Condotel
FL	Altamonte Heights	Altamonte Springs, FL 32701	8/31/2016 Investor concentration > 50%. OO & 2nd Home ONLY
FL	Ambassadors East	Highland Beach, FL. 33487	5/11/2016 Ground lease
FL	Aquarius	Riviera Beach, FL 33404	7/17/2017 Pending litigation for Structural/Safety concerns.
FL	Arbour Townhouse	North Miami, FL 33261	11/4/2016 30% delinquencies
FL	Aria on The Bay	Miami, FL 33132	2/20/2018 Insufficient budgeted reserves (at 4.97%)

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FL Ashton Oaks at Riverhall	Alva, FL 33920	2/11/2019 mandatory membership
FL Atlantic Gardens	Cape Canaveral, FL 32920	2/15/2017 Insurance - no building ordinance or law or increased cost of construction. Litigation - unable to determine if minor.
FL Atlantis A	Jensen Beach, FL 34957	9/5/2017 Budgeted reserves less than 10%
FL Avellino Isles	Naples, FL 27201	6/2/2015 Litigation does meet Fannie Mae Selling Guide, Section B4-2.1-02
FL Azure	Fort Walton Beach, FL 32548	10/2/2015 CondoTel
FL Bal Harbour Resort	Bal Harbor, FL 33154	11/29/2016 No reserves and probable condotel
FL Bay House Miami	Miami, FL 33137	8/12/2016 New construction FL watch list - 37 of 165/20% of the units listed for sale.
FL Bay House Miami	Miami, FL 33137	8/3/2018 Litigation - Construction Defect
FL Bay Park Towers	Miami, FL 33137	5/21/2015 Insufficient reserves
FL Bayshore at Vista Cay	Orlando, FL 32819	6/1/2018 Unavailable in CPM - Condotel - declaration requires owner check-in
FL Bayshore Royal	Tampa Bay, FL 33606	8/3/2018 No annual reserve allocation
FL BCC North Residential		8/2/2016 New Construction - FL projects require PERS approval
FL Beach Club Two of Hallandale	Hallandale Beach, FL 33009	4/5/2018 Litigation - multiple cases not defended by insurance
FL Beachside Key West Resort	Key West, FL 33040	6/25/2019 Single entity at 63%
FL Bentley at Cobbs Landing	Palm Harbor, FL 34684	6/16/2015 Project is ineligible due to exceeding single entity requirements.
FL Bermuda Isles II	Bonita Springs, FL 34134	3/22/2016 Mandatory Club Membership
FL Blue Lagoon	Miami, FL	9/26/2016 Insufficient Reserves
FL Boca Teeca 7	Boca Raton, FL 33487	7/8/2015 Structural defects
FL Borghese at Hammock Bay	Naples, FL 34114	4/11/2019 Litigation - HOA is defendant in \$1.9MIL lawsuit. Insurance is not defending.
FL Brooklyn	Miami Beach, FL 33139	11/13/2017 Condotel per Fannie CPM Litigation Structural Issues
FL Buckley Towers	Miami, FL 33179	1/4/2019 Insufficient Budget
FL Captiva E	Doral, FL 33178	5/31/2018 Leased Amenities
FL Carriage Hills	Hollywood, FL 33024	5/21/2019 Litigation - Claim amounts unknown
FL Carriage House	Miami Beach, FL 33140	12/30/2015 2015 & 2016 HOA not budgeting for replacement reserves.
FL Carriage House	Miami Beach, FL 33140	12/30/2015 Budget w/no replacement reserves
FL Casa Costa	Boynton Beach, FL 33435	4/5/2017 Condotel
FL Casa Del Sol	Hialeah, FL 33012	9/16/2016 Project does not meet reserve requirements.
FL Casa Granada	Palmetto Bay, FL 33176	2/22/2018 no reserves - not eligible for full review
FL Casa Playa	Cocoa Beach, FL 32931	10/31/2018 Single Entity Owns 82%
FL Cassa Brickell	Miami, FL 33129	6/2/2016 FL - New Construction requires PERS submission to FNMA. DD
FL Cedar Lakes	Cocoa, FL 32926	10/31/2017 Manufactured Home
FL Cedar Side II	Palm Bay, FL 32905	3/16/2016 24.2% single entity with 70% investor concentration Test
FL Century Park No.2	Coral Gables, FL 33134	8/23/2016
FL Century Park West	Miami, FL 33172	7/27/2017 Mandatory membership in developer owned amenities
FL Clipper	Miami, FL 33138	11/30/2016 Insufficient replacement reserves (5.38%)
FL Cocostyle at 3250 Grand Ave	Miami, FL 33131	1/3/2015 Insufficient reserves
FL Colonies	Broward, FL 33313	4/10/2015 No Reserve Allocation
FL Colony at Morton Grove	Naples, FL	4/19/2016 Insufficient reserves - 6.49%
FL Colony Point 1	Pembroke Pines, FL 33026	3/21/2016 8% reserves Insufficient Reserves Condotel Excessive Commercial
FL Commodore Plaza Centre	Miami, FL 33133	3/30/2017 Single entity over 10%
FL Coronado	Aventura, FL 33180	2/15/2019 Litigation
FL Coronado II	Plantation, FL 33324	6/21/2017 Budget Reserve Allocation 8.2%, not following the recommendations of the 2015 Reserve Study
FL Cortina at Boca Pointe		8/29/2017 Budget - No replacement reserves
FL Costa Brava	Miami Beach, FL 33139	4/4/2017 title acceptable - submerged land lease for amenities, project is fee simple Conditions 1.HOA Cert – Analyst reached out to the HOA Cert contact to verify the following: a.Question states there is no management company, insurance coverage states it covers property manager. Clarification needed to verify if project is self-managed. b.Title shows the project is in Courtyards Three, A Condominium, which has 98 total units per county records – all documentation provided is for Courtyards at Nautica with 336 units.
FL Courtyards at Nautica	Miramar, FL 33027	3/21/2017 2.Budget – Analyst has reached out to the HOA Cert contact to verify the following:
FL Courtyards of Kendall	Miami, FL 33173	1/18/2016 0% replacement reserves
FL Cove at French Villas	Pembroke Pines, FL 33024	8/15/2017 Slip and Fall litigation amount unknown

Condo Ineligible Log as of 8-5-19

State	Property Name	Address	Date	Issue
FL	Covered Bridge	Lake Worth FL 33467	3/13/2018	Insufficient Budgeted Reserves Leased Amenities
FL	Covered Bridge	Lake Worth, FL 33467	5/29/2018	Insufficient Reserves Leased Amenities
FL	Cranwell House	Fort Lauderdale, FL 33312	9/7/2018	Insufficient Insurance
FL	Crossings Village	Miami, FL 33186	3/27/2019	Litigation
FL	Delray Racquet Club	Delray Beach, FL 33444	1/11/2018	Unacceptable Litigation - Insurance is not defending or covering claim at this time.
FL	Di Napoli	Naples, FL 34113	3/8/2017	Mandatory membership required to amenity owned by an outside party
FL	Diplomat Square	Broward, FL 33442	8/27/2015	Budget reserves less than 10%, no reserve study to support.
FL	Dorset at Century Village	Boca Raton, FL 33434	6/22/2018	Recreational Lease
FL	Dorset House	North Miami FL, 33181	6/11/2018	No annual reserve allocation.
FL	Eagles Nest	Coral Springs, FL 33071	7/17/2018	master ins/title/ho6
FL	Echo Aventura	Aventura, FL 33180	6/25/2015	New Construction in the state of FL. Must be submitted as a PERS.
FL	Edge No. 1	West Palm Beach, FL 33401	2/24/2017	Single Entity>10% and Budget Replacement Reserves <10%
FL	Elan at Calusa IV	Miami, FL 33186	4/15/2015	Insufficient replacement reserves & master insurance. Delinquencies > 15%. Reserves less than 10%
FL	Eldorado Tower	Aventura, FL 33180	4/6/2018	Litigation
FL	Eleven Hundred Golf Shore Club	Naples, FL 34110	12/7/2017	Ground Lease
FL	Embassy Park	West Palm Beach, FL 33401	6/13/2016	Litigation: amount unknown/slip and fall
FL	Epic West	Miami, FL 33131	4/22/2019	Construction Defect
FL	Esprit II	Miami, FL 33186	3/15/2017	coinsurance insufficient
FL	Esprit II	Miami, FL 33186	3/15/2017	Insufficient Fidelity
FL	Esprit II	Miami, FL 33186	3/15/2017	Insufficient hazard coverage
FL	Fairview of California Club	Miami, FL 33179	10/28/2016	No reserves
FL	Fairways at Par One	Naples, FL 34116	1/23/2017	Reserve Allocation 7.16%, no reserve study
FL	Family Townhouses of The Lakes of Emerald Hills	Hollywood, FL 33021	4/5/2017	4.35% Replacement Reserves with no reserve study.
FL	Fifth Moorings	Miami, FL 33179	10/27/2017	Project is subject to a Recreational Lease. Amenities are owned by a 3rd party with mandatory fees. Mandatory memberships
FL	Five Towns of St Petersburg No 300	Saint Petersburg, FL 33709	5/1/2019	Delinquencies over 15%
FL	Foxcross	Stuart, FL 34997	5/22/2019	Upfront and periodic mandatory membership
FL	Futura Gables	Miami, FL 33155	10/5/2018	Coinsurance
FL	Galeria	Miami Beach, FL 33140	2/5/2019	Insufficient Fidelity coverage
FL	Golden Arrow	Boca Raton, FL 33432	9/22/2015	Inadequate reserves and Master Ins
FL	Golden Gate	Miami Beach, FL 33140	11/7/2017	Insufficient Insurance - Policy has 80% co-insurance. Not insured to 100% of the insurance appraisal. Excludes windstorm as well.
FL	Grand at Olde Carrollwood	Tampa, FL 33168	12/19/2016	only eligible as o/o & 2nd.
FL	Grand Venezia at Baywatch	Clearwater, FL 33764	8/9/2018	Non-minor pending litigation.
FL	Grand Venezia at Baywatch	Plant City, FL 33565	8/9/2018	HOA is plaintiff in non-minor litigation.
FL	Greenstone at Aberdeen	St Johns, FL 32259	7/15/2019	Pending litigation for structural/construction defects.
FL	Grove Isle	Coconut Grove, FL 33133	3/22/2018	Mandatory Membership - Litigation - Insufficient insurance
FL	Grove Palms I	Miami, FL 33133	3/15/2017	No reserves
FL	Grove Resort & Spa	Winter Park, FL 34787	10/18/2018	Condotel, occupancy restrictions.
FL	Grove Resort & Spa	Orlando, FL 32801	4/22/2019	Occupancy restrictions
FL	Gulf & Bay		11/20/2017	Condotel
FL	Hamptons West		3/6/2017	Replacement Reserves 5.4%, not following reserve study. Building Ordinance or Law not offered by insurance carrier.
FL	Harbour Isle at Hutchinson Island	Fort Pierce, FL 34949	3/23/2016	Structural defects
FL	Harbour Isle West	Fort Pierce, FL 34949	3/14/2016	Structural defects
FL	Heather Hill Apartments No XVI	Dunedin, FL 34698	6/13/2017	Ground lease does not meet Fannie or Freddie guidelines.
FL	Hemispheres	Hallandale Beach, FL 33009	10/22/2018	Insufficient budgeted reserves
FL	Heritage Square	Miami, FL 33157	8/27/2015	Insurance policy excludes wind coverage.
FL	Hialeah Club Villa	Hialeah, FL 33016	4/26/2019	Unacceptable Coinsurance
FL	High Point	Boynton Beach, FL 33435	5/2/2016	-0- replacement reserve collection for 2016. No reserve study
FL	Hillcrest Condominium No. 1	Hollywood, FL 33021	4/4/2016	No collection of replacement reserves.
FL	Hillcrest East No. 24	Hollywood, FL 33021	8/15/2017	Pending Litigation - Insurance is not defending
FL	Holly Court at Woodmont	Tamarac, FL 33321	3/29/2017	Insufficient budgeted reserves
FL	Horizons West	Miami, FL 33183	8/27/2015	Just a review of the budget. Reserves are not adequate.
FL	Hyacinth House	Fort Lauderdale, FL 33308	7/25/2017	Investor concentration over 50%
FL	Icon Brickell No. 1	Miami, FL 33131	3/21/2017	Litigation - structural defects
FL	Icon Brickell No. 3	Miami, FL 33131	8/24/2017	Condotel
FL	Iconbrickell Number Two	Miami, FL 33131	8/21/2018	Structural Defects
FL	Island City House	Key West, FL 33040	6/3/2019	Single Entity owns 83.33%
FL	Island Park Woods, Unit II	Fort Myers, FL 33908	4/18/2017	Single Entity 40%

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FL	Ivy	Miami, FL 33130	1/10/2017 Insufficient replacement reserves; Litigation - Structural Defects Insufficient budgeted reserves Pooled budget
FL	Jarret Hall	Lauderhill, FL 33313	9/10/2018 Condo day to day operations run as a for-profit entity
FL	Jefferson Tower	West Palm Beach, FL 33401	5/20/2015 Insufficient reserves
FL	Jockey Club	Miami, FL 33181	10/30/2017 Lock-out units - Fannie unavailable
FL	Karanda Vilage III, FL	Broward, FL 33063	1/30/2017 Projected Replacement Reserves 4.95%
FL	Kendallwood Villas	Miami, FL 33176	4/7/2016 Budget review only, insufficient reserves.
FL	Lake House South	Boca Raton, FL 33432	Litigation - Mold Infestation Insufficient evidence the face amount of the master property policy is insured to 100% insurable replacement cost with 90% co-insurance.
FL	Lakes of Deer Creek	Deerfield Beach, FL 33442	4/23/2019 HOA Budget has social membership income not adequately addressed.
FL	Lakeside Hideaway at Bonita Springs	Bonita Springs, FL 34135	4/19/2019 Single entity at 53%
FL	Lakeview at Summerwind	Fort Myers, FL 33913	3/1/2017 Budget Reserve Allocation 7.7% 90% Coinsurance
FL	Lakeview Village No. 12	Orlando, FL 32857	10/5/2017
FL	Landmark	Doral, FL 33178	9/29/2015 PERS review required
FL	Las Olas by the River	Fort Lauderdale, FL 33301	6/30/2016 9.24% reserves and Land Lease
FL	Latitude On the River	Miami, FL 33130	1/13/2016 87% conveyed, FL property PERS required. Litigation, single entity
FL	Lauderdale One	Fort Lauderdale, FL 33308	2/9/2016 structural and construction defects
FL	Lawrence Point	Sarasota, FL 34236	9/3/2015 Insufficient reserves
FL	Les Chateaux at International Gardens	Miami, FL 33175	3/4/2019 No annual reserves contributions
FL	Lexi	North Bay Valley, FL 33141	2/22/2019 Litigation - Construction Defects
FL	Lofts at Sebastian Cove	Saint Augustine, FL 32084	8/27/2018 Litigation - construction defects
FL	MacDill Landings	Tampa, FL 33611	4/19/2017 60.7% Single Entity
FL	Madeira Bay Resort II	Madeira Beach, FL 33708	6/26/2019 Condotel - Occupancy Restrictions
FL	Madeira Bay Resort II	Madeira Beach, FL 33708	6/26/2019 Section 13.1 of the declarations states that residential units cannot be occupied on a year round basis – wording states they must be used for tran
FL	Magaluf Towers	North Bay Village, FL 33141	7/21/2015 Single Entity >10%
FL	Majestic Cove	Sebring, FL 33870	2/23/2016 PERS required, New Construction in FL
FL	Majorca Isles III	Miami Gardens, FL 33169	8/16/2018 excessive delinquencies
FL	Marina Grande Riviera Beach	Riviera Beach, FL 33404	2/5/2016 Litigation - Structural defects, in lawsuit with developer, not yet cured.
FL	Marina Grande Riviera Beach	Riviera Beach, FL 33404	2/5/2016 Structural defects against the Developer. 1.FL New construction requires PERS 2.Single entity over 10% 3.No reserve allocation or reserve account
FL	Marina Palms Residences South	Aventura, FL 33160	5/11/2018
FL	Marina Real 2	Miami, FL 33185	7/19/2017 Budget Reserves 8.4%
FL	Mariner Village of Martin County	Stuart, FL 34997	10/24/2018 Single entity owns 62.5%
FL	Marquis Miami	Miami, FL 33132	6/3/2015 Litigation unacceptable - structural defects w/developer
FL	Meadowbrook Lakes View Building I	Dania Beach, FL 33004	3/7/2016 Structural defects
FL	Meadowbrook Lakes View Building I	Dania Beach, FL 33004	3/7/2016 Structural defects
FL	Meadows at Port St Lucie, Buildings L/M	Port St Lucie, FL 34952	9/22/2016 Insufficient Reserves (7.5%). No building ordinance or law
FL	Meridian at St. Petersburg	St. Petersburg, FL 33713	3/14/2016 New construction located in FL with 50% commercial. PERS required.
FL	Merrick Preserve	Morgate, FL 33063	5/4/2015 Insufficient reserve allocation (7.55%)
FL	Metropolis I at Dadeland	Miami, FL 33156	6/8/2015 Pending litigation for structural defects
FL	Michigan Tower	Miami Beach, FL 33139	8/26/2016 investor concentration 57.8%; investment purchase Reserve allocation is just under 10% Left a message for the condo mgr to request 2017 budget & explanation re: the Health club contract fee on budget.
FL	Mint		12/27/2016 Pending receipt. Called out the option for LTD review under the 2016 budget if the health club contract fee does not render project ineligible.
FL	Mirador	Miami Beach, FL 33139	7/23/2018 Litigation - Criminal Acts, Insurance not defending.
FL	Mission Hills	Clearwater, FL 33759	10/13/2017 Ineligible leasehold.
FL	Monterey at Lake Seminole	Seminole, FL 33772	6/7/2016 Insufficient reserves Single entity owns over 10%
FL	Monteverde	Boynton Beach, FL 33426	7/26/2017 Inadquate insurance coverage. Mandatory Membership
FL	Naples Winterpark VII	Naples, FL 34112	6/29/2018 Insufficient Reserves
FL	Neo Vertika	Miami, FL 33130	8/2/2016 Insufficient Reserves
FL	Northlake Village at California Club	Miami, FL 33179	11/7/2016 Litigations not being defended by the insurance company
FL	O'Brian House	Evansville, FL 32607	2/14/2019 Insufficient reserve contributions (1.85%) and evidence of insurance. .
FL	Ocean Point Beach Club	Sunny Isles Beach, Florida 33160	5/22/2019 condotel - non available for year round occupancy
FL	Ocean Pointe V	Tavernier, FL 33070	5/6/2016 Insufficient reserves
FL	Ocean Reef	Panama City Beach, FL 32407	litigation against developer

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FL	Omega No. 5	Plantation, FL 33313	12/21/2017 Project is ineligible due to a recreational lease owned by the developer and the units are on a ground lease.
FL	Opera Tower	Miami, FL 33132	11/23/2015 PERS Required. < 10% Reserves. Fidelity insufficient
FL	Palm Chase Lakes	Palm Beach, FL 33437	2/6/2017 Slip and Fall - amount unknown
FL	Palm East Gardens	Hialeah, FL 33012	1/19/2017 Budget 1.8% Replacement Reserves
FL	Palm Springs Gardens II	Hialeah, FL 33016	3/23/2018 Insufficient Insurance
FL	Palms of Destin Resort	Destin, FL 32541	2/10/2017 Mandatory Club Membership/Amenities owned by the developer
FL	Paloma Lakes	FL, Coconut Creek 33073	5/12/2015 HOA is being sued for unpaid bill
FL	Paradise Palms Resort	Kissimmee, FL 34747	9/29/2015 Mandatory membership fees- developer owns health club
FL	Paramount Bay	Miami, FL 33137	1/4/2018 Project is ineligible due to the ongoing litigation involving structural defects. The project won't be eligible until the case is settled and all the repair
FL	Paramount Bay	Miami, FL. 33137	9/24/2018 Litigation - Construction Defect
FL	Paramount Bay	Miami, FL. 33137	9/24/2018 Litigation - Construction Defects
FL	Park Villas	Miami Beach, FL 33139	7/30/2015 Investment concentration 72% (Investor Loan)
FL	Patrician of Palm Beach	Palm Beach, FL 33480	12/5/2017 Recreational Lease
FL	Pelican Pointe	Delray Beach, FL 33483	1/19/2017 Budgeted reserves less than 10%, at 7%.
FL	Peninsula at St Johns Center	Jacksonville, FL 32207	8/11/2017 Construction defect litigation
FL	Pine Ridge North I	Green Acres, FL 33415	9.47% Replacement Reserves
FL	Pines of Oakland Forest West	Oakland Park FL 33309	11/11/2016 Litigation regarding roof, insurance not defending.
FL	Place at Channelside	Tampa, FL 33602	7/7/2016 Single Entity > 10%
FL	Plaza	Destin, FL 32541	1/9/2018 Excessive Commercial, 69.75%.
FL	Plaza 15	Fort Lauderdale, FL 33316	Delinquencies > 15%
FL	Plaza 851 Brickell	Miami, FL 33131	11/21/2016 Insufficient reserves
FL	Plaza Harbour Island	Tampa, FL 33602	9/25/2017 Pending litigation for construction defects
FL	Plaza Harbour Island	Tampa, FL 33602	9/6/2018 Litigation - Structural
FL	Porto Bellagio	Sunny Isles Beach, FL 33160	10/13/2017 Litigation
FL	Portofino	Coral Springs, FL 33071	2/5/2016 Insufficient reserves.
FL	Portofino at Jensen Beach	Jensen Beach, FL 34957	2/8/2016 Single Entity of 36.2%. Investment Concentration of 77.86%.
FL	Promenade at Tradition	Port St. Lucie, FL 34983	2/5/2016 Structural Litigation
FL	Promenade at Tradition	Port St. Lucie, FL 34983	4/3/2017 CPM ID 81301001
FL	Promenade at Tradition	Port St. Lucie, FL 34987	3/30/2017 20% Delinquencies
FL	Quantum on the Bay	Miami-Dade, FL 33132	10/8/2015 Litigation for structural defects. Investment Concentration 62%
FL	Racquet Club at Bonaventure 9A North	Weston, FL 33326	11/18/2015 Budget reserves less than 10%, Coinsurance endorsements not provided.
FL	Ramblewood East	Coral Springs, FL 33065	3/21/2019 No annual reserves contributions; Recreational Lease on Title; Pending Litigations
FL	Rapallo	West Palm Beach, FL 33401	11/19/2015 Insufficient reserves Ineligible due to Zero Reserve Allocation and No Reserve Study. Project not eligible for FNMA or Non-Warr exception due to Investment Property and Balance Sheet does not support 100% of HOA total Income. Waiting for 2nd review and response from Gretchen prior to sending out final
FL	Rapallo	West Palm Beach, FL. 33401	10/14/2015 status.
FL	Reflection Lake at Naples I	Naples, FL 34114	Litigation
FL	Regency Towers	Panama City Beach, FL 32408	1/19/2016 Amount not known. Insurer not defending.
FL	River Breeze	Miami, FL 33130	4/27/2018 Insufficient flood coverage 1. Insurance – coverages submitted are all acceptable. Please provide an updated certificate of insurance when active policy numbers have been issued for all coverages. Approval would be valid as of effective date of the acceptable insurance.
FL	Riverview Manor	Cocoa Beach, FL 32931	3/9/2017
FL	Rolling Hills Golf and Tennis Club	Davie, FL 33328	5/23/2017 Budget - 6.84% Replacement Reserves no reserve study
FL	Roney Palace	Miami, FL 33139	8/30/2017 Commercial >50%, Hotel & Retail
FL	Roney Palace	Miami, FL 33139	8/30/2017 Excess Commercial over 50%, Hotel
FL	Roney Palace	Miami, FL 33139	8/30/2017 Hotel attached to condominium approximately 50% commercial
FL	Royal Mansion	Cape Canaveral, FL 32920	10/14/2016 CondoTel
FL	Royal Palm Place At The Hammocks	Miami, FL 331383	8/3/2016 Insufficient reserves
FL	Royal Stewart Arms Inc No 3	Dunedin, FL 34698	7/15/2016 Pending litigation not acceptable.
FL	San Matera the Gardens	Palm Beach Gardens, FL 33410	7/14/2015 Litigation is for construction defects.
FL	Savannahs 1	Fort Pierce, FL 34982	3/21/2018 Project is ineligible due to the developer still owning the recreational amenities.
FL	Sea Breeze	Madeira Beach, FL 33708	12/5/2018 Condotel
FL	Sea Coast Gardens I	New Smyrna Beach, FL 32169	4/27/2017 Non-Incidental Income 17.4%
FL	Sea Haven	Indian Rocks, FL 33785	10/30/2018 Insufficient flood insurance
FL	Seasons Villas and Townhomes	Miami, FL 33193	11/10/2016 56.2% investor concentration. investor loan. No ordinance or law.
FL	Shaker Village	Tamarac, FL 33319	3/5/2015 20.95 % delinquent dues
FL	Shoma Homes at Key Cove	Homestead, FL 33035	2/16/2018 Insufficient reserves - 2%
FL	Snapper Village	Miami, FL 33173	3/10/2017 Budget Replacement reserves <10%, HOA budgeting 0%
FL	Solaris at Brickell Bay	Miami, FL 33131	5/10/2017 Construction Defect Litigation
FL	Solaris at Brickell Bay	Miami, FL	5/10/2017 Construction defect litigation

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FL	Solaris at Brickell Bay	Miami, FL 33131	5/30/2017 construction defect litigation
FL	South Shore	Miami, FL 33166	3/15/2017 No Reserve allocation
FL	Southbrooke AKA The Links at Hale	Plantation, FL 32608	2/27/2015 Insufficient reserves
FL	Sterling Villages of Palm Beach Lakes	Palm Beach, FL 33480	4/23/2019 Insurance is not defending or covering. Financial exposure is not minor.
FL	Summer Lake	Lauderdale Lakes, FL 33309	9/15/2017 Project is ineligible due to insufficient insurance coverage for the master association. Not insured to 100% replacement cost for the property cover 1. Condotel – daily rentals, on-site registration/check-in, advertising of rental rates and online booking, HOA charges for parking, arm bands for recreational facility use, beach service and has owner reimbursement from rental program, resort area, licensed as a “vacation rental – condo” 2. >17% non-incidental income
FL	Sunbird	Panama City Beach, FL 32408	3/31/2017
FL	Sunrise Beach	Panama City Beach, FL 32413	10/27/2015 Ineligible - Condotel, daily rentals and onsite check-in registration desk.
FL	Sunrise Lakes III 5	Sunrise, FL 33322	3/19/2018 Inadequate replacement reserve allocation.
FL	Symphony North	Ft. Lauderdale, FL 33312	1/8/2016 Insufficient fidelity amount carried 500k, amount required 846,306
FL	Ten Aragon	Miami-Dade, FL 33134	3/18/2015 Property manager not insured on Fidelity
FL	Ten Museum Park	Miami, FL 33132	10/14/2015 Commercial Space >25%; Litigation for Construction/Structural defects
FL	Terrace I at Cypress Trace	Naples, FL 34119	11/16/2016 Section 3. of the amended golf declaration states the Club holds title to all common areas and recreation areas. The club is owned by the declaran
FL	Terrace Park of Five Towns #24	Saint Petersburg, FL 33709	9/29/2017 Amenities owned by 3rd party, mandatory
FL	Tower at Biscayne Cove	Aventura, FL 33160	5/31/2017 5.27% Reserve Allocation, no reserve study.
FL	Trellises	Plantation FL 33324	10/23/2017 99 year Recreational Lease.
FL	Trevi Court	Lake Worth, FL 33467	8/31/2016 Litigation ineligible, appealing mandatory membership
FL	Tropic Winds	Panama City Beach, FL 32413	10/21/2015 Litigation against the Developer.
FL	Twin Oaks	Largo, FL 33778	11/25/2015 Leasehold Agreement does not meet guidelines
FL	Two City Plaza		6/20/2017 Litigation - Structural Defects
FL	Villa Real No 7	Miami, FL 33182	6/30/2017 Delinquencies over 15%
FL	Village East	Fort Lauderdale, FL 33316	6/14/2017 Litigation - Slip and Fall
FL	Village II	Panama City Beach, FL 32413	2/12/2016 Project 50% and Condotel
FL	Village of Doral Place	Doral, FL 33178	3/8/2016 Insufficient reserves
FL	Village of Kings Creek	Miami, FL 33143	6/29/2017 Construction defect litigation
FL	Villas at Harbor Isle	Dania Beach, FL 33312	6/26/2017 Investor concentration over 50% Condotel
FL	Vista Cay At Harbor Square	Orlando, FL 32819	8/25/2017 Litigation
FL	Waterford-Cavendish Court	Bonita Springs, FL 34135	2/17/2016 Litigation - Dollar amount unknown
FL	Waterside at Conquina Key North	St Petersburg, FL 33705	11/2/2018 structural defects litigation
FL	Waterway Club No. 1	Lantana, FL 33463	5/11/2016 Amenities owned by 3rd party, 18.5% delinquencies, 5% replacement reserves.
FL	Waterway Club No. 1	Lantana, FL 33463	5/11/2016 leased amenities, 29.5% 60 day delinquencies, 5% replacement reserves.
FL	Wendwood	Panama City Beach, FL 32413	11/30/2018 Condotel
FL	Whisper Walk	Boca Raton, FL 33496	1/18/2017 Insufficient budgeted reserves
FL	Whisper Walk	Boca Raton, FL 33496	1/18/2017 Insufficient budgeted reserves (at 1.06%)
FL	Wincast Arms North	Deerfield Beach, FL 33064	12/12/2016 Insufficient replacement reserves and Fidelity Bond
FL	Wind	Miami, FL 33130	1/18/2017 Ineligible for CPM due to insufficient budgeted reserves, would need to be limited if all other conditions are met.
FL	Winding Lake at Welleby		8/25/2017 Budget Reserves 8.3%
FL	Winston Towers 500	Sunny Isle Beach, FL 33160	12/8/2015 No Reserves - HOA not collecting replacement reserves.
FL	Winter Haven Towers	Hollywood, FL 33020	2/8/2017 Inadequate insurance - Excludes wind/ hail insurance.
FL	Yacht Club at Portofino,	Miami Beach, FL 33139	11/9/2015 Structural/Construction Defects
GA	400 West Peachtree Residential	Atlanta, GA. 30308	3/10/2016 Portion of property is a Hotel. Cost Sharing agreement between condo & hotel.
GA	401 West Tenth	Atlanta GA 30318	5/19/2015 Insufficient Reserves - 4.3%
GA	801-803-805 Durant Place	Atlanta, GA 30308	7/30/2018 1 owner buying 2nd unit in 3 unit project not eligible on Smart product and individual insurance not allowed in condo legals
GA	Arbor Gate	Mableton, GA 30126	5/12/2017 >15% Delinquent & >10% Reserves
GA	Arbor Gate	Mableton, GA 30126	6/4/2018 Budget <10% Investor concentration over 50% -Delinquencies over 15% -
GA	Argonne Forest	Norcross, GA 30093	6/26/2019 Single entity over 20%
GA	Atlantic	Atlanta, GA. 30363	5/11/2016 Developer owns & rents 53% of the units.
GA	Atlantic 17th	Atlanta, GA 30363	12/5/2017 Ineligible due to being condotel.
GA	Biltmore House	Atlanta, GA 30308	11/12/2015 Combined units from 2 to 1 with no Amendment to Declaration recorded.
GA	Biltmore House	Atlanta, GA. 30308	11/12/2015 11/12/15: 2nd review by Gretchen complete. Project is Ineligible due to converted units from 2 to 1 with no Amendment to Declaration recorded.
GA	Candler Park Commons	Atlanta, GA 30307	10/10/2016 33% delinquencies
GA	Chesterfield	Decatur, GA 30030	8/28/2018 MASTER INS POLICY EXPIRED
GA	City Central	Atlanta, GA 303015	5/14/2019 Single Entity 93.42%
GA	Collinswood Park	Suwanee, GA 30024	9/22/2017 Project is a PUD
GA	Cross Creek	Atlanta, GA. 30327	9/30/2015 Requested fast track Submission Form
GA	Eagle and Phenix Mill 3	Columbus, GA 31901	1/20/2016 Reserves 9.3%

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			Single Entity = 78%; Developer still in control
GA	Enclave at Vantage Point	Atlanta, GA. 30327	3/18/2019
GA	Foxcroft	Atlanta, GA 30328	11/12/2015 Inadequate master flood policy for subject building
GA	Frederica	Atlanta, GA 30306	10/20/2016 Single entity owns 17.39%
GA	Highwood Park	East Point, GA 30344	7/5/2018 OO/P/ LTV 90%
GA	Leeshire Close	Tucker, GA 30084	8/10/2015 Single entity owns 20%. No reserves. 66% investor.
GA	Metropolitan	Atlanta, GA 30303	5/4/2017 20.67% delinquencies >60days
GA	Mill Pond	Smryna, GA 30082	11/18/2015 Fidelity insufficient - HOA carrying 25k, amount required 83,460
GA	Prescott at Park Place	Dunwoody, GA 30346	1/17/2019 tableau report
GA	Preserve at Tumbling Creek	Gainesville, GA 30504	10/27/2017 Single Entity ownership > 10% (67.5%)
GA	Rockbridge Park	Avondale Estates, GA 30002	3/20/2017 15.63 Delinquencies
GA	Sande Hill	Augusta, GA 30909	2/18/2019 Actual Cash Value endorsement and 90% Coinsurance on Master Policy
GA	Sky Lofts	Alpharetta, GA 30004	7/14/2016 delinquencies 22.07%
GA	Southern Bearings Lofts	Atlanta, GA. 30318	2/10/2017 Budget reserve allocation zero. No reserve study. Special assessing for capital improvements. dd
GA	Terraces at Argonne	Atlanta, GA 30309	7/10/2018 Single entity & Investor concentration
GA	Variations	Dekalb, GA 30329	7/18/2016 Budget Reserves .94%
GA	Village at East Atlanta	Atlanta, GA 30316	3/4/2016 44.1% delinquencies >60 days
GA	Vinings Crest	Atlanta, GA 30034	7/26/2019 Insufficient Insurance
GA	Vinings View	Atlanta, GA. 30339	9/27/2018 FHA Loan
ID	Lodi	Sandpoint, ID 83864	4/28/2015 100% investor concentration & 100% single entity
IL	515 Wrightwood	Chicago, IL 60614	8/31/2017 Investor ratio exceeds 50% - 61.5%. Not eligible for investor transaction - Did not complete full review.
IL	1643 Humboldt	Chicago, IL 60647	8/18/2017 Single entity over 10%
IL	3550 Lake Shore Drive	Chicago, IL 60657	3/4/2016 Structural defects
IL	Burnham Park Plaza	Chicago, IL 60605	5/31/2018 Litigation
IL	Catalpa Gardens	Chicago, IL 60613	2/20/2019 Structural defect litigation with developer
IL	Catalpa Gardens	Chicago, IL 60613	4/21/2019 Litigation over Construction Defects
IL	Central Park Flournoy	Chicago, IL 60624	6/17/2019 Delinquency is at 40% and no budget as of today.
IL	Columbian	Chicago, IL 60640	8/6/2015 Litigation is for construction defects that have not been mitigated.
IL	Jazz on the Boulevard	Chicago, IL 60653	5/24/2019 60+ day delinquencies > 15% (48.54%); 99 Year Ground Lease HOAQ Email: (Good Morning, This is our first interaction with the PRD, so my apologies if I'm asking dumb questions.
<p>We have a borrower in contract on a condo project which was relatively recently (February-or-so) converted from apartments. It's my understanding that this would fall into the "full-gut" guidance. We've learned that at least one lender who has successfully closed in the project has (allegedly) already submitted the project to Fannie Mae. Questions: 1.Does anything change as far as documents required for review if the project has already been submitted through Fannie Mae? a.Is there a simple way we can verify this? 2.What would be the fee, if any, required for this kind of project review? How is that typically paid (e.g., by developer prior to review, by borrower, invoiced to closing, etc.)?</p>			
IL	Kramer Place	Northbrook, IL 60062	5/29/2018
IL	Michigan Ave Garden Terraces	Chicago, IL 60605	6/15/2017 Litigation, water/mold, Ins Co not handling the claim.
IL	Pine Grove	Glenview, IL. 60025	10/6/2015 Building ordinance or law, boiler/machinery & equipment breakdown requested.
IL	Shoreline Towers	Chicago, IL 60660	9/2/2016 Litigation - HOA defendant, insurance not defending
IL	Tinley Pointe	Tinley Park, IL 60477	8/29/2018 LTV 95.00%
IL	Towns of Rockwell Place	Lakemoor, IL. 60050	12/8/2015 Incomplete project. Insufficient Reserves
IL	Woods of Countryside	Palantine, IL 60067	5/6/2015 Non-gut conversion - PERS required
IN	Allen Plaza	Indianapolis, IN 46204	4/19/2017 Excessive Commercial 61%
IN	Castlebey Woods	Indianapolis, IN 46250	5/9/2017 Single Entity exceeds 10% - Single Entity owns 39%.
IN	Timbers	Indianapolis, IN 46237	7/27/2018 OO/P/LTV 97%
IN	Windridge Co-Owners Association	Indianapolis, IN 46226	7/30/2018 Litigation - Structural
<p>Fidelity bond expired in 6/2015 and was insufficient. They carried \$26,100 and needed \$34,800.</p>			
LA	Hunters Forest	Lafayette, LA 70507	11/22/2016 It was not renewed per bond company.
LA	Lengsfield Lofts	New Orleans, LA 70130	10/15/2015 Litigation - Monetary Litigation for Breach of Contract
MA	5 Carriage Circle	Bourne, MA 02532	12/29/2017 Insufficient Insurance
MA	18 Linden Street	Salem, MA 01970	7/15/2016 > 25% Commercial Space
MA	41 West Street	Hyde Park, MA 02136	8/23/2017 3 out of 4 units owned as investment
MA	42-44 Highland Terrace	Norfolk, MA	3/1/2016 Individual insurance coverage, declaration requires master
MA	56 Parkvale Ave	Hingham, MA 02043	2/25/2019 Insufficient property insurance coverage
MA	73-75-77 River Street	Cambridge, MA 02139	9/27/2017 PERS Required due to non gut
MA	Allerton Harbor	Hull, MA 02045	8/10/2017 Budget Reserve Allocation 0%, less than 10%

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MA	Alloy at Assembly	Somerville, MA 02145	9/8/2017	Condotel and 41% commercial - floors 2-5 are hotel
MA	Braemar	North Truro, MA 02652	8/7/2018	Year round occupancy restricted - seasonal use only.
MA	Camelot Court	Lowell, MA 01854	8/24/2018	Insufficient annual reserve allocation (5.98%)
MA	Central Village South	Worcester, MA 01453	12/27/2018	Single entity owns 29.17%
MA	Chatham of Watertown	Watertown, MA 02472	2/22/2016	No reserves or reserve study, investor loan
MA	Clarks Hill Village	Framingham, MA. 01702	10/1/2015	Add'l phase amendments, C/O's, insurance for all bldgs., affordable covenants, appraisal requested. 10/1 DD
MA	Hilltop Farms	South Grafton, MA 01560	7/8/2015	Unacceptable Litigation - PEW denied
MA	Hyde Square Commons	Jamaica Plain, MA 02130	10/7/2015	Pending litigation for Structural Defects
MA	Hyde Square Commons	Jamaica Plan, MA 02130	9/30/2015	Pending litigation for Structural Defects
MA	Lewis Wharf	Boston, MA 02110	1/9/2019	Insufficient Flood Insurance
MA	Maritime Landing	Newburyport, MA 01950	4/21/2017	Insurance deductible greater than 5%
MA	Millennium Avery	Boston, MA 02211		Insufficient Reserves (0%)
MA	Rowley Village Green	Rowley, MA 01969	6/26/2018	Construction defect litigation
MA	Sugar Creek	Attleboro, MA 02703	5/27/2016	Insufficient Reserves (8.4%) 6.4% replacement Reserves - no Reserve Study
MA	Trey Gardens	North Attleboro, MA 02760	4/10/2017	73.3% Investor concentration
MA	Valley Beach	Hull, MA 02045	8/23/2018	Insufficient insurance
MA	Village at Cleary Square	Hyde Park, MA 02136	2/16/2016	>60 day delinquencies 38.2%
MD	100 Harborview Drive	Baltimore, MD 21230	8/28/2015	Ineligible - Litigation - 7 cases of various
MD	Atlantis	Ocean City, MD 21184	5/23/2019	Insufficient insurance
MD	Ballenger Crossing II	Frederick, MD 21703	1/9/2017	Investor concentration > 50% (Investor Loan)
MD	Bluffs at Ellicott Mills	Ellicott City, MD 21043	7/26/2019	INS Email From Perison, Andrew: Good morning Loan not submitted – preview of possible deal. HOA Cert attached http://www.condosatbreckenridge.com/ Breckenridge at Montgomery Village 9905 Boysenberry Way Gaithersburg, MD 20879
MD	Breckenridge	Gaithersburg, MD 20879	6/5/2018	
MD	Cloverleaf Townhome	Germantown, MD. 20874	6/27/2016	Need terms of insurance.
MD	Gunther Mansion	Baltimore City, MD 21231	12/31/2018	No annual reserve allocation 2017 & 2018 Budget
MD	Hill Oaks	Hyattsville, MD 20785	4/14/2017	27.6% delinquencies >60 days
MD	Olde Towne Village	District Heights, MD 20747	5/23/2018	Inadequate reserves < 10% (6.22%); Excessive delinquencies > 15% (25.93%); Investor concentration > 50% (56.79%)
MD	Palladian at Rockville Town Square	Rockville, MD 20850	10/7/2015	Single Entity owns 45.39%
MD	Patapsco Overlook	Catonsville, MD 21228	7/12/2019	Litigation over construction defects. Insufficient Fidelity Coverage.
MD	Queens Landing	Chester, MD 21619		FHA - 2 litigation cases & special assessments Fidelity insufficient
MD	Quince Haven	North Potomac, MD 20878	9/26/2018	Single entity over 20%
MD	Stonehall	Bethesda, MD 20814	2/18/2019	Insufficient budget reserves.
MD	Swann Hill	Suitland, MD 20746	5/22/2018	60+ day delinquencies > 15% at 45.28%
MD	Woodland Walk	Odenton, MD 21113	4/27/2017	Delinquencies greater than 15%
ME	Forty Portland Pier	Portland, ME 04101	2/12/2016	Insufficient flood coverage.
MI	Central Lofts	South Haven, MI 49090	1/19/2016	Insufficient reserves and fidelity. Single entity > 10%. Incomplete project.
MI	Milwood Ridge	Kalamazoo, MI 49001	3/10/2017	HOA doesn't have sole ownership in the land. Land is still owned by Developer.
MI	Osterhout	Portage, MI 49024	6/8/2017	presale 25%, completion 33%
MI	Potters Grove	Battle Creek, MI 49015	4/22/2016	Completion
MN	Carriage Hills	Eagan, MN 55123	2/1/2018	Insufficient Reserves
MN	Main St. Village	New Brighton, MN 5512	6/12/2015	Project is 52% NOO. This transaction is a refinance of an Investment Property.
MN	Southwest Station	Eden Prairie, MN 55344	6/20/2016	Developer owns/rents 72 of 237 units, single entity of 30%
MN	Upper Landing	Saint Paul, MN. 55102	9/29/2015	May Not need to come to CPM, Please see emails.
MN	Waters Edge	Hugo, MN 55038	9/27/2016	Litigation against developer
MN	West Village	Chanhassen, MN 55317	11/28/2017	Investor concentration over 50%
MS	Front Street Inn	Bay St Louis, MS 39520	8/23/2018	Ineligible Multi-Unit Dwelling Condo not legally combined
MS	Greystone	Biloxi, MS 39532	8/3/2015	Project exceeds single entity requirements.
MS	Lanai Village	Diamondhead, MS 39525	10/28/2015	Condotel; Insufficient reserves
MS	Villas at Legacy	Gulfport, MS 39507	5/18/2016	Insufficient Reserves
MT	Aidan Place II	Bozeman, MT 59718	8/25/2016	20% single entity, no reserves & 90% investor concentration
MT	Jacobs Crossing	Bozeman, MT 59716	8/5/2016	75% commercial
NC	Charlotte House	Charlotte, NC 28207	8/25/2015	Insufficient Insurance coverage; Litigation ineligible

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			Single entity over 10%
NC	Dutch Village	Raleigh, NC 27606	1/15/2018 Budgeted reserves less than 10%
NC	Fairway Pointe Owners	Spring Lake, NC 28390	8/18/2016 Single entity > 10%. 80% coinsurance not waived
NC	Fox Ridge II	Charlotte, NC 28212	9/7/2018 Reserves less than 10%
NC	Foxfire	Foxfire Village, NC 27281	4/13/2016 Investment Loan - Investor concentration is 75%; ZERO Reserves
NC	Foxgreen Villas	Foxfire Village, NC 27281	3/30/2016 Investment Concentration 66.7%, Single Entity >10% and ZERO Reserves.
NC	Foxgreen Villas	Foxfire Village, NC 27281	3/30/2016 Single Entity >10%, Zero Reserve Allocation
NC	Harbour Place	Wilmington, NC 28401	2/11/2019 51.56% Single Entity
NC	Lofts 34	Charlotte, NC 28205	2/28/2018 Excess commercial - No 2018 budget
NC	Perry Creek Commons	Raleigh, NC 27616	3/30/2017 Investor concentration over 50% - investment trans.
NC	Reefs	Carolina Beach, NC 28428	12/13/2017 Inadequate master insurance; No Building Ordinance or Law.
NC	Tranquil Court	Charlotte, NC 28209	4/29/2015 Structural litigation
NC	Village at Bradley Branch	Arden, NC 28704	12/14/2018 ins Inadequate insurance and combined policy with unaffiliated project.
NC	Waterford No. 2	Charlotte, NC 28210	1/22/2018
NH	Elmwood Village	Hudson, NH 03051	4/17/2017 Budget Reserves <10%. Currently Budgeting 4.6% without Reserve Study to support annual collection of 4.6%.
NH	Hampton Drakeside	Hampton, NH 03842	11/29/2017 Non-gut conversion. PERS Required.
NH	Park View Hills	Manchester, NH 03103	6/1/2017 Single entity owns over 10%
NH	Terrace		3/27/2019 Multi-dwelling unit on 1 deed
NH	West Pine	Plaistow, NH 03865	9/20/2017 Budget -0- Replacement reserve allocation
NH	West Pine	Plaistow, NH 03865	9/20/2017 Zero Budget Replacement Reserve Allocation
NH	Woodland Village	Londonderry, NH 03053	9/5/2017 Single entity over 10%
NJ	155 Sherman Ave	Jersey City, NJ 07307	1/20/2017 Non-Gut conversion, does not meet established guidelines.
NJ	362 39th Street	Avalon, NJ 08202	9/14/2016 Co-insurance not waived
NJ	700 Grove	NJ	7/21/2017 Construction defect litigation
NJ	Bella Vista of Elizabeth	Elizabeth, NJ 07202	10/22/2018 Developer controlled units.
NJ	Bella Vista of Elizabeth	Elizabeth, NJ 07202	2/22/2019 80% single entity - Developer controlled tenant occupied units
NJ	Bella Vista of Elizabeth	Elizabeth, NJ 07202	5/17/2019 Single entity 82%
NJ	Canterbury at Piscataway	Piscataway, NJ 08854	1/31/2017 Litigation - Slip and Fall
NJ	Chocolate Factory	Jersey City, NJ	7/26/2016 Single entity ownership > 10%
NJ	Cooks Bridge	Jackson, NJ 08527	4/20/2017 Structural/Construction Defects
NJ	Crest Club	Wildwood, NJ 08260	10/19/2018 Insurance - 80% Coinsurance
NJ	Crystal Point	Jersey City, NJ 07302	6/6/2019 Litigation against developer over construction deficiencies
NJ	Deal Lake Village Gardens	Asbury Park, NJ 07712	12/12/2015 Non-gut conversion that does not meet established guidelines, PERS required
NJ	Florence Court	Aberdeen, NJ 07747	7/14/2016 Presale 42.8%, Owner occupancy 14.2%
NJ	Four Seasons at Great Notch	Woodland Park, NJ 07424	5/4/2018 Pending litigation for structural defects.
NJ	Foxchase at Tinton Falls II	Tinton Falls, NJ 07753	11/13/2017 Pending Litigation - Insurance is not defending; Delinquencies - Greater than 15% (22.67%)
NJ	Grand Cascades Lodge at Crystal Springs	Hamburg, NJ 07419	4/22/2019 100% investment & occupancy restrictions.
NJ	Green Hollow Village	Iselin, NJ 08830	10/18/2016 Investor concentration > 50%; Investor Purchase.
NJ	Hudson Club	West New York, NJ 07093	7/16/2015 Mandatory Membership Fees to Clubhouse owned by an outside party.
NJ	Island View Townhouse	Sea Bright, NJ 07760	2/12/2016 Project has 80% coinsurance without AA or AV; coverage is only 80% r/c.
NJ	Lampost	North Wildwood, NJ 08401	5/4/2016 Year round occupancy restricted, motel to condo conversion
NJ	Lawrence Square Village II	Lawrenceville, NJ 08648	12/1/2015 Litigation - Bodily Injury, amount not known
NJ	Lenox	Union City, NJ 07087	2/24/2017 Single entity owns over 10% (33%)
NJ	Lumberyard	Collingswood, NJ 08108	11/14/2018 Litigation - Construction Defect
NJ	Medford Mill	Medford, NJ 08055	5/10/2017 Investor concentration 58%
NJ	Metro Stop	Hoboken, NJ 07030	1/20/2016 Structural defects
NJ	Oakland House	Jersey City, NJ 07307	6/15/2017 Budget - 2.9% replacement reserve allocation
NJ	Oceana	Lower Township, NJ 08260	10/27/2017 Coinsurance - insufficient coverage
NJ	Orchard Terrace	Summitt, NJ 07901	10/7/2015 Loan #, appraisal and HO6 requested. Can't run through CPM until we have an active loan.
NJ	Peach Street Village	Avenel, NJ 07001	7/20/2015 26.36% single entity ownership.
NJ	Post	Asbury Park, NJ 07712	10/28/2015 Single entity owns more than 10%
NJ	Ravens Crest East	Plainsboro, NJ 08536	2/28/2019 no 2019 budget
NJ	Renaissance Station	Somerset, NJ 08873	5/15/2019 60+ day delinquencies > 15% (35.46%)
NJ	Riva Pointe at Lincoln Harbor	Weehawken, NJ 07086	6/6/2019 Subject unit combined; Legal docs do not amend percentage of interest.
NJ	River Park at Harrison I	Harrison, NJ 07029	6/17/2019 Project is ineligible due to litigation over "construction and design deficiencies" that include "life/safety concerns.
NJ	River's Edge At Delanco	Delanco, NJ 08075	1/30/2017 Litigation - Builder defects
NJ	Riverside Court	Secaucus, NJ	8/19/2015 Litigation for structural defects
NJ	Royal Court	Union City, NJ 07087	11/10/2016 Delinquencies > 15%
NJ	Society Hill at Jersey City I	Jersey City, NJ 07305	3/30/2017 Litigation - Slip and Fall amount unknown
NJ	Society Hill at Somerset III	Franklin Park, NJ 08823	4/1/2019 Litigation - Anticipated claim amount required

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NJ	Views at Hudson Pointe	Flemington, NJ 08822	6/3/2016 Structural Defects
NJ	Villages at Heritage Woods	Old Bridge, NJ 08857	4/11/2016 Pending litigation for structural defects against developer
NJ	Washington Drive	Ramsey, NJ 07446	12/4/2018 Single entity 58% & investor concentration 82%
			Single entity at 58%
NJ	Washington Drive	Ramsey, NJ 07446	12/4/2018 Investor concentration at 82%
NJ	Waterview	Ventnor City, NJ 08406	12/29/2017 Litigation - HOA Insurance not defending.
NJ	Westwood Crest	Westwood, NJ 07675	3/18/2015 41% single entity
NJ	Winston Towers 300	Cliffside Park, NJ 07010	2/24/2017 Insurance claim amount unknown.
NJ	Winston Towers 300	Cliffside Park, NJ 07010	2/24/2017 litigation amount unknown - suggested possible waiver per DD.
NM	3250 Walnut	Los Alamos, NM 87544	4/2/2019 Insufficient Insurance
NM	Casitas De Romero	Santa Fe, NM 87504	5/4/2017 Single Entity 50%
NM	Pacheco Street Lofts	Santa Fe, NM 87505	5/23/2018 no reserves, 26.67% delinquency
NM	Quail Run	Santa Fe, NM 87505	4/10/2019 1. Excessive Non-Incidental Income; 2. Condotel; 3. Insufficient documentation on Litigation
NM	Quail Run	Santa Fe, NM 87505	4/10/2019 Condotel features; Non-incidental income > 10%
NM	San Mateo de Santa Fe	Santa Fe, NM 87505	4/19/2017 Single entity over 10% (at 35%)
NV	Dakota	Las Vegas, NV	8/1/2018 Pending litigation against HOA for exercising super lien rights
NV	Bella Vita	Las Vegas, NV 89103	3/20/2017 Litigation - super lien foreclosures
NV	Casoliel	Sparks, NV 89436	9/6/2018 Ineligible - on US Bank's ineligible list.
NV	Dakota	Las Vegas, NV 89123	10/27/2016 Pending litigation against HOA for exercising super lien rights
NV	Esplande at Damonte Ranch	Reno, NV 89521	9/17/2018 Construction Defect Litigation
NV	Esplande at Damonte Ranch	Reno, NV 89521	9/17/2018 Insufficient budgeted reserves
NV	Manhattan	Las Vegas, NV 89123	litigation
NV	Manhattan	Las Vegas, NV 89123	2/28/2017 litigation = injury and class action suit HOA foreclosure practices exercising Super Lien Rights
NV	Park Avenue	Las Vegas, NV 89123	3/29/2019
NV	Serenade	Henderson, NV 89074	2/8/2016 9.2% Replacement Reserves, not following reserve study 57% funded
NV	Springland Village	Sparks, NV 89434	12/28/2016 Litigation against HOA for exercising super lien rights
NV	Springland Village	Sparks, NV 89434	5/26/2017 Litigation for HOA exercising Super Lien Rights
NY	9-31 Gadsden Place	Staten Island, NY. 10314	3/6/2017 30% single entity
NY	15 William Street	New York, NY 10005	5/27/2015 Single Entity at 47%, Investment Concentration at 87%
NY	20 Pine Street	New York, NY. 10005	12/1/2015 Project has 3 litigation cases. Legal Dept deemed ineligible.
NY	35 McDonald Avenue	Brooklyn, NY 11218	3/3/2015 Litigation - Structural defects
NY	175 West 95th Street	New York, NY 10025	8/27/2015 Single entity > 10%
NY	217-219 Beach 90th	Queens, NY 11693	3/31/2015 66% Single Entity
NY	231-235 East 55th St	New York, NY 10022	2/7/2017 Single entity owns 35%, Commercial appears to be at 67% per online search.
NY	250 Parkview	New York, NY 10026	8/5/2015 Non-Gut rehab - not established - investment purchase.
NY	305 W. 150th Street	New York, NY 10039	6/2/2015 Single entity > 10%
NY	305 West 150th Street	New York, NY 10039	5/26/2016 PERS required
NY	315-325 36th St.	New York, NY 10018	4/15/2016 59% commercial
NY	736 Annadale Road	Staten Island, NY 10312	6/17/2016 Freddie Only
NY	1256 56th Street	Brooklyn NY 11219	10/7/2015 final c/o and HO6 required
NY	1256 56th Street	Brooklyn NY 11219	10/7/2015 Need final Certificate of Occupancy for building, building ordinance or law and boiler/machinery & equipment breakdown. 9/29 dd
NY	A Building	New York, NY 10009	3/8/2016 Structural litigation, work not completed
NY	Alhambra	Oceanside, NY 11572	2/5/2018 Insurance is not defending. Claim amount not minor and exceeds 10% of reserve balance.
NY	Andrew Jackson	Jackson Heights, NY 11372	12/8/2017 Insufficient Reserve allocation (2.04%)
NY	Astor aka 31-35 31st Street	Astoria, NY 11106	6/26/2015 Builder retained 20.99% of the project as use for rental properties.
NY	Azure	Brooklyn, NY 11204	1/21/2016 10 unit project, single entity owns 4 (25%) ALM Associates, LLC
NY	Banner Garden	Brooklyn, NY 11235	7/28/2017 HOA does not maintain a Master Flood policy
NY	Bayard Views	Brooklyn, NY 11221	6/1/2016 Lawsuit against developer - construction defect & other.
NY	Briarwood at Forest Park	Woodhaven, NY 11421	5/3/2016 Project consists of multiple units on a single deed
NY	Briarwood at Forest Park	Woodhaven, NY 11421	6/9/2016 Project consists of duplex condos, multiple units on a single deed
NY	Brigham Park Co-Operative Apartments Sec 2	Brooklyn, NY 11229	11/27/2017 Subletting is not permitted.
NY	Broadway 98		6/22/2015 Single entity > 10%
NY	Brooklyn Bay	Brooklyn, NY 11235	1/22/2018 Excessive Commercial (69%)
NY	Catalina House	Jamaica, NY 11432	3/19/2016 Single entity of 40%
NY	Cathedral Square	Albany, NY 12210	3/27/2018 Adopted 2018 Budget with adequate replacement reserves not available.
NY	Chelsea Seventh	New York, NY 10011	2/1/2016 Budget shows no reserve contribution and reserve study was not provided.
NY	Chelsea Seventh		3/7/2016 The budget hasn't changed since the last submission. Still no reserves.
NY	Cherry Brook	Pearl River, NY 10965	3/5/2019 Insufficient Insurance
NY	Cipriani Club	New York, NY 10005	11/17/2015 43% commercial and condotel
NY	Cloverdale III	Harvard Beach, NY 11414	1/21/2016 2 units on 1 deed, ineligible w/o legal combining of units - GR

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NY	Club at Melville	Melville, NY 11747	11/23/2015 No closed sales. PERS Cndtl issued.
NY	Cobble Hill Towers	Brooklyn, NY 11201	10/5/2015 Non-gut conversion. PERS required.
NY	Country Pointe at Coram	Medford, NY 11763	6/16/2016 Litigation - Construction defects of common area.
NY	Courthouse Commons	Central Islip, NY 11722	5/16/2016 Insufficient Reserves
NY	Downtown	New York, NY. 10005	7/8/2015 Structural defects. 31% Commercial Space
NY	Elmwood Park I	Staten Island, NY 10314	10/6/2015 No reserve allocation on the budget and no reserve study.
NY	Fleetwood Glen	Mount Vernon, NY 10552	9/23/2016 Insufficient Reserves (0%)
NY	Fleetwood Glen	Mount Vernon, NY 10552	9/22/2016 Insufficient Reserves (0%)
NY	Foxwood Square Condominium V	Staten Island, NY 10314	11/24/2015 Unacceptable budget format with no replacement reserves
NY	Franskill V	Brooklyn, NY 11205	2/11/2016 Dormitory & Faculty Housing Project.
NY	Golf Green Manor	Staten Island, NY 10314	3/11/2015 33% single entity and no reserves
NY	Grand One at Sky View Parc	Flushing, NY 11354	2/2/2017 No reserves, Excessive commercial
NY	Grant Terrace	Staten Island, NY 10306	12/27/2017 Inadequate replacement reserve contributions. Property Manager is not a covered loss under HOA's Fidelity Bond.
NY	Green at Half Hollow	Melville, NY 11747	6/6/2016 Mandatory membership fees.
NY	Green at Half Hollow	Melville, NY. 11747	6/6/2016 Mandatory Fee's for Shared Amenities not owned by the HOA; Current Litigation unsettled and no monetary amounts determined. Escalated to GR
NY	Greenwich Club Residences	New York, NY 10006	3/3/2017 No reserves, no reserve study
NY	Helena Gardens	Baldwen, NY 11510	7/18/2016 Insufficient Reserves
NY	Highbridge Heights	Bronx, NY 10452	4/5/2016 60 day delinquencies 42.8%
NY	Jefferson Village III	Yorktown, NY 10598	7/3/2018 Inadequate Master Flood Policy
NY	Kate's Luxury	Astoria, NY 11103	2/26/2019 Developer owns & leases 37.50%, only 62.50% sold.
NY	L'Ecole	New York, NY 10017	11/2/2016 Insufficient Reserves
NY	Leavitt Manor	Flushing, NY 11354	7/1/2019 Insufficient reserve allocation (4.54%); Developer is still in control
NY	Leavitt Manor	Flushing, NY 11354	7/1/2019 Reserve contributions < 10% (4.54%). Developer controlled board.
NY	Liberty View	New York, NY 10280	3/25/2015 leased land
NY	Lincoln Ave	Staten Island, NY 10306	9/6/2018 Single entity at 28.38 - PEW Ineligible Single entity over 10% Reserve allocation 0%
NY	Marion Court	Harrison, NY 10528	7/27/2017
NY	New Palms	Fallsburg, NY 12779	3/3/2016 Newly converted non-gut requires PERS
NY	Ocean Breeze at Arverne by the Sea	Far Rockaway, NY 11693	10/31/2017 Litigation - Structural defects against developer
NY	Ocean Breeze at Arverne by the Sea	Far Rockaway, NY 11693	3/6/2019 Litigation over construction defects; No evidence of annual replacement reserve contributions or master insurance
NY	Ocean Breeze at Arverne by the Sea	Far Rockaway, NY 11693	3/6/2019 Pending litigation for Structural Defects
NY	Ocean Breeze at Arverne by the Sea	Rockaway Beach, NY 11693	3/7/2019 Pending Litigation over structural defects
NY	Ocean Crest	Long Beach, NY 11561	8/16/2017 Inadequate replacement reserves
NY	Oceanwoods	Staten Island, NY 10306	8/10/2015 Insufficient Flood Insurance
NY	Park & 28th Street	New York, NY 100116	4/18/2016 56% Commercial, 0% Budgeted Replacement Reserves
NY	Park Hill East	New York, NY 10029	12/1/2015 operating as a loss
NY	Park Knoll Owners Inc		10/9/2018 3 Litigation cases - Ins Co not providing the defense
NY	Park Vendome	New York, NY 10019	11/13/2015 Structural/Consturction defects
NY	Parkchester North	Bronx, NY 10462	12/22/2015 Investor concentration 63% Single entity 41%
NY	Parkchester South	Bronx, NY 10462	12/24/2015 PERS approval for O/O purchase or LCOR only, subject loan is C/O Refi
NY	Parkway Plaza	Tuckahoe, NY 10707	2/17/2016 52% commercial, budget reserves 5.3%
NY	Penelope	Woodside, NY 11377	12/15/2015 Non-gut conversion - PERS Required
NY	Plaza 100	NY, Great Neck 11021	3/17/2015 Insufficient reserves and ineligible litigation
NY	River House at Sleepy Hollow	Long Island, NY 11101	12/9/2015 20% presale & owner occupancy
NY	Rockland Hills	Staten Island, NY 10314	8/8/2018 2 pending Slip & Fall lawsuits. Claim amount exceeds limit of insurance on one and undeterminable on other.
NY	Rockland Hills	Staten Island, NY 10314	8/14/2018 2 pending Slip & Fall lawsuits. Claim amount exceeds limit of insurance on one and undeterminable on other.
NY	Rockledge	Yonkers, NY 10708	8/2/2016 Insufficient Reserves
NY	Rockledge	Bronxville, NY 10708	11/16/2017 Insufficient reserves - 5.05% (no reserve study)
NY	Rose Garden	Monsey, NY 10952	incomplete community center
NY	Roselle School	Pleasantville, NY 10570	6/21/2016 No reserves
NY	Sahara	Astoria, NY 11103	7/6/2015 Single entity > 10%
NY	Sahara Tower	Jamaica, NY 11432	11/7/2017 Single entity over 10%, at 56%
NY	Schaefer Landing North	Brooklyn, NY 11249	11/16/2016 Litigation - claim amount unknown, discovery phase
NY	Seasons at Massapequa	Massapequa, NY	6/7/2017 Litigation - Structural Defects in excess of 5M
NY	Seasons at Massapequa	Massapequa, NY 11758	5/31/2018 Litigation: Construction defects
NY	Setai Fifth Avenue	New York, NY 10065	1/2/2018 Mixed use building > 25% commercial (54.19%); Non-residential space includes a Hotel. Investor Concentration 63.47%.
NY	Stratford Arms	Conger, NY 10920	7/19/2017 Litigation - Slip and Fall
NY	Vanderbilt	New York, NY 10016	7/19/2016 2 separate non-legally combined units to 1 deed Pooled Reserves
NY	Village at Corbin Hill III	Fort Montgomery, NY 10922	7/24/2018 Insufficient insurance

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NY	Waterways	Moriches, NY 11955	10/16/2015 HOA Suing developer of adjacent project
NY	Wyndham House Owners Corp	Lynbrook, NY 11563	4/18/2019 Pending lawsuit has reservation of rights
OH	Congress Square I	Middleburg Heights, OH 44130	3/2/2018 Coinsurance
OH	Falls at Hayden Run	Columbus, OH 43016	4/3/2018 Litigation involving safety hazards
OH	Falls at Hayden Run	Dublin, OH 43016	1/11/2018 Litigation involving safety hazards
OH	Hardesty Village	Columbus, OH 43204	11/16/2017 Insufficient insurance (No GL)
OH	McNaughten Commons	Columbus, OH 43213	10/4/2017 Insufficient insurance coverage - ACV coverage for wind/ hail including the roof.
OH	Olentangy Point and Cove	Columbus, OH 43202	7/22/2015 Non-gut conversion - requires PERS review.
OH	Shadow Lakes	Columbus, OH 43235	8/21/2015 Single entity/Management Company owns 51% of the units.
OH	University Commons	Athens, OH 45701	9/23/2015 96.21% Investment concentration
OH	Village at Glen Ridge	Newark, OH 43055	7/11/2016 Not eligible for Limited review (97% LTV), reassigned to Cynthia Walker for a Full review
OH	Westerville Townhomes V	Westerville, OH 43081	12/31/2015 8 unit project. Single entity >10% & Delinquency >15%.
			Timeshare
			Single entity over 20%
OR	Inn of the Seventh Mountain	Bend, OR 97702	8/27/2018 Leasehold Excess Commercial
OR	Old Town	Newport, OR 97365	8/1/2018 Insufficient Budgeted Reserves
OR	Orencia Place	Hillsboro, OR 97124	5/5/2017 Litigation - Construction Defects
OR	Whispering Woods	Welches, OR 97067	3/3/2017 Timeshare project
PA	444 N 4th Street	Philadelphia, PA. 19104	2/5/2016 Non-gut conversion not 90% sold and conveyed, PERS required.
PA	444 N 4th Street	Philadelphia, PA 19104	7/28/2017 PERS required. Non-gut conversion, 30% single entity/developer
PA	1352 Lofts	Philadelphia, PA 19147	6/5/2017 16.5% single entity
PA	1914-22 Christian Street	Philadelphia, PA 19146	10/28/2016 Insufficient Reserves
PA	Arts	Philadelphia, PA 19107	investor LCOR owned by Freddie, 81% investor conc, not eligible for exception
PA	Brookstone	Yardley, PA 19067	11/23/2016 Litigation - Religious Discrimination
PA	Centennial Ridge	Telford, PA 18969	1/5/2018 60+ day delinquencies 25.76%
PA	Deer Creek	Prussia, PA 19406	7/31/2015 Litigation for Construction Defects throughout the Project.
PA	Fifth Avenue	Pittsburgh, PA 15232	3/28/2017 84.62% investor concentration, ineligible for an investment transaction
PA	Grande at Riverview	Conshohocken, PA 19428	Litigation - Structural Defects
PA	Heritage Park	Trappe, PA 19426	6/28/2019 Litigation - insufficient information
PA	Homes of Hidden Valley	Upper Chichester, PA	3/2/2017 71.4% single entity with 87% investor concentration
PA	Liberty Square	Newtown, PA 18940	10/4/2016 Slip and Fall litigation amount unknown.
PA	Marine Club	Philadelphia, PA 19146	6/1/2017 67% single entity, 4.49% budget reserve allocation.
PA	Meadows	Monte Clare, PA 19453	1/28/2019 Insurance is defending but with "Reservation of Rights"
PA	Memphis Flats	Philadelphia, PA 19125	3/31/2017 Single Entity 65%
PA	Memphis Flats		7/31/2018 Single Entity > 20% (54.17%)
PA	Mews at Byers Station	Chester Springs, PA 19425	2/3/2017 Litigation - Structural defects
PA	Mews at Byers Station	Chester Springs, PA 19425	Pending litigation for structural defects with original developer
PA	Reef Condominium & Spa at Waterfront Square	Philadelphia, PA 19123	3/8/2016 Project is subject to a Ground Lease.
PA	Ritz Carlton		3/29/2017 Single Entity 16.3% + Hotel
PA	Roundhill	Coatesville, PA 19320	4/4/2019 Pending litigation over structural defects with Developer
PA	Villas at Bailey Springs	Stewartstown, PA 17363	8/4/2017 Litigation - Pending litigation for structural defects.
PA	Welsh Walk (aka terraces @ welsh walk)	Philadelphia, PA 19115	8/25/2015 Insufficient reserves
PA	Westtown Mews	West Chester, PA 19382	12/6/2016 Fidelity bond for mgnt co recv'd. need to flip to LP OR fidelity bond for the HOA with mgmnt inc. to stay as DU.
RI		903 Providence, RI 02903	10/18/2018 Single entity of 66%
RI	Park Terrace	Pawtucket, RI 02860	8/4/2017 68.9% investor concentration, 0% budget reserve allocation
SC	93 Beaufain Street	Charleston, SC 29401	5/9/2018 Inadequate Condo Master Insurance Policy
SC	93 Beaufain Street	Charleston, SC 29401	5/10/2018 Inadequate Insurance
SC	254 Seven Farms Drive	Charleston, SC 29406	Litigation
SC	Ashleytowne Village	Chareston, SC 29414	9/29/2016 Ineligible unless loan is converted to LP or endorsement covering property manager is added to fidelity.
SC	Bay Tree Golf and Racquet	Little River, SC 29655	6/14/2017 Multi Dwelling Unit
SC	Beresford Commons	Charleston, SC 29492	8/25/2015 Ineligible due to construction defects
SC	Commons H/P	Greenville, SC 29601	4/9/2015 > 50% investor concentration
SC	Concord West of the Ashley	Charleston SC 29407	1/11/2016 Stouffer is ineligible due to it being an investment loan.
SC	Daniels Landing	Daniel Island, SC 29492	12/13/2017 Litigation - Structural Defects & Water intrusion
SC	Daniels Landing	Daniel Island, SC 29492	12/13/2017 Pending litigation for structural defects. Defects not cured.
SC	Daniels Landing	Daniel Island, SC. 29492	9/24/2018 Litigation - Construction Defect
SC	Daniels Landing	Daniel Island, SC. 29492	9/24/2018 Litigation - Construction Defects
			single entity over 10%
			0% reserves
SC	Dove Run	Charleston SC 29412	5/25/2018 Insufficient fidelity

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SC	Fenwick Commons	Johns Island, SC 29455	3/20/2018 Litigation - structural
SC	Grande Villas at World Tour	Myrtle Beach, SC 29579	5/29/2019 Pending litigation for Construction Defect
SC	King Street	Charleston, SC 29403	5/15/2015 < 10% reserve allocation
SC	Long Grove		12/19/2017 Litigation - Structural Defects
SC	Long Grove		3/1/2018 Litigation - structural defects
SC	Long Grove	Mount Pleasant, SC 29464	8/20/2018 Litigation - Construction Defects
SC	Melrose Park	Charleston SC 29414	9/6/2018 HOA does not allocate for replacement reserves
SC	Mepkin	Charleston, SC 29407	5/26/2019 Delinquencies over 15%
SC	Mepkin	Charleston, SC 29407	5/26/2019 Delinquencies over 15%, at 34%
SC	Midland Terrace	Summersville, SC 29485	11/12/2015 Single Entity 11.7%
SC	Midland Terrace	Summersville, SC 29485	11/12/2015 Single Entity 11.7%.
SC	Midland Terrace	Summersville, SC 29485	8/21/2018 Does not meet N/C Guidelines Presale less than 50%
SC	Midland Terrace	Summersville, SC 29485	8/21/2018 Legal documents
SC	One Cool Blow	Charleston, SC 29403	3/31/2016 Zero Reserve Allocation, No Reserve Study,
SC	Otranto Club Villas I	Hanahan, SC 29410	8/31/2017 2.3% Budget Reserves, no reserve study.
SC	Pan American	Myrtle Beach, SC 29577	2/12/2018 Condotel
SC	Parkside	Daniel Island, SC 29492	3/2/2016 Project Ineligible due to construction, structural defects.
SC	Pelican Pointe	Charleston, SC	5/19/2017 Litigation - Construction
SC	Peninsula on James Island	Charleston, SC 29412	Construction defects
SC	Peninsula on James Island	Charleston, SC 29412	5/2/2017 Ongoing mold/ construction defect litigation
SC	Persimmon Hill	Goose Creek, SC 29445	11/9/2015 Construction and Structural defects
SC	Pier View	Charleston, SC. 29492	7/24/2018 Litigation - Structural Defects
SC	Ricefield	Charleston, SC 29407	8/10/2016 Claim amount not know, insurance not defending. Insufficient reserves
SC	Riverview Villas	Rock Hill, SC 29732	5/11/2018 Investor concentration
SC	Six Fifty Six	Mt Pleasant, SC 29464	10/15/2018 Pending litigation for construction defects
SC	Southampton Pointe	Mt Pleasant, SC 29464	6/22/2015 Subject is an inv/refi. CPM Approval issued 2 months ago for O/O & 2nd homes only.
SC	Summers Bend	North Charleston, SC 29418	4/3/2017 38.9% single entity
SC	Summers Bend	North Charleston, SC 29418	4/3/2017 Single Entity 38.6%
SC	Summers Bend	North Charleston, SC 29418	4/3/2017 Single Entity -38.6%
SC	Surfmaster	Garden City Beach, SC 29576	1/7/2016 Condo Hotel
SC	Surfmaster	Garden City Beach, SC 29576	1/7/2016 Project Ineligible: On-Site Check In/Check Out Registration Services; On-Site/On-Line Reservation Services; Rental pooling, confirmed use as Condo
SC	Tilghman Beach & Golf Resort	North Myrtle Beach, SC 92582	9/6/2018 Condotel
SC	Twelve Oaks at Fenwick Plantation	Johns Island, SC 29455	1/26/2016 Defects not cured, need filed complaint for further consideration
SC	Twelve Oaks at Fenwick Plantation	Johns Island, SC 29455	1/26/2016 Litigation - Structural defects have not been cured.
SC	Villages at Palmetto	Fort Mill, SC 29708	11/18/2016 90% Coinsurance - Not waived
SC	Woodlake Gardens	Summerville, SC 29485	4/20/2017 Actual Cash Value property insurance - unacceptable
SC	Woodlands	North Myrtle Beach, SC 29582	6/1/2016 Structural Defects
SD	Vista Park	Rapid City, SD 57702	2/3/2016 does not meet presale, completion and no budgeted reserves.
TN	2925 Sharon Hill Circle	Nashville, TN 37215	6/29/2017 insufficient insurance coverage
TN	Autumn Glen	Antioch, TN 37013	9/22/2016 Insufficient Reserves. Single Entity > 10%
TN	Bristol West End	Nashville, TN 37212	6/10/2015 Structural defects, in lawsuit with developer
TN	Cityview at Riverwalk	Knoxville, TN 37920	12/8/2015 Single Entity 50%
TN	Fox Springs	Knoxville, TN 37912	4/28/2017 Single entity over 10% (at 52.9%)
TN	Harding Glen	Nashville, TN 37211	6/6/2017 Single entity ownership > 10%
TN	Jackson Ateilers	Knoxville, TN 37902	8/30/2016 Insufficient reserves (0%)
TN	Lakeshore Terrace	Crossville, TN 38558	9/26/2016 Insufficient Reserves
TN	Lancaster	Nashville, TN 37205	5/9/2017 7.3% replacement reserve allocation, no reserve study
TN	Mountainview Village	Gatlinburg, TN 37738	11/18/2015 Litigation for Structural/Construction Defects; Insufficient Reserves
TN	Mountview Village	Gatlinburg, TN 37738	11/18/2015 Litigation for Structural/Construction Defects; Insufficient Reserves
TN	Olde Gatlinburg	Gatlinburg, TN 37738	10/30/2015 1. Condotel 2. No Reserves 3. Single Entity > 10%
TN	Quail Creek	Madison, TN 37115	4/19/2016 Insufficient fidelity & Management co not covered in the event of loss.
TN	Quail Creek	Madison, TN 37115	4/19/2016 No building ordinance or law, or fidelity of \$58,515 covering mgmt. co.
TN	Quail Creek	Madison, TN 37115	4/19/2016 no comment
TN	Springview Townhomes	Nashville, TN 37217	3/16/2016 No reserves
TN	Terrazzo	Nashville, TN 37203	7/29/2016 32% commercial
TN	Villager East	Nashville, TN 37204	5/27/2016 Investor concentration 82%
TN	Villager East	Nashville, TN 37204	5/27/2016 LN 78816040037 is an investment transaction. Excessive Commercial
TX	Block C South Tower Residences	Dallas, TX 75219	12/12/2017 Condotel

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TX	Cliff House	Corpus Christi, TX 78401	1/15/2019 Insufficient Fidelity Bond coverage
TX	Hammerly Woods	Houston, TX 77043	6/15/2017 Annual Reserve Contribution <10%.
TX	M Central Residences	Dallas, TX 75206	6/28/2017 Condotel, excess commercial 52.65%, residential penthouse unit on 9th floor of hotel
TX	Malaga	Travis, TX 78731	3/18/2015 >50% investor concentration
TX	Pines	Houston, TX 77024	9/28/2018 Pooled Master Insurance
TX	Pinnacle at North Lakeway	Irving, Texas 75039	2/28/2019 Structural litigation
TX	Shore	Austin, TX 78701	6/15/2015 Live-work units do not meet eligibility criteria.
TX	Suntide	South Padre Island, TX 78597	8/16/2018 Condotel - HOA directly participating in the rental of units
TX	Thousand oaks Racquet Club Resort	San Antonio, TX 78232	10/25/2016 Delinquencies > 15%. Insufficient Reserves
TX	Village of Fondren Southwest	Houston, TX 77071	8/27/2018 60+ day delinquencies > 15% (18.24%). Actual Cash Value on Roof.
TX	Waterstone	Lago Vista, TX 78645	6/24/2016 In litigation for water intrusion.
TX	West Village Lofts	Dallas, TX 75204	3/2/2016 50% Commercial, 3% budget reserves
UT	Daybreak Carriage Home	South Jordan, UT 84095	8/3/2017 Structural Litigation
UT	Parkite	Park City, UT 84060	12/14/2016 Single Entity > 10%
VA	Alta Vista	Arlington, VA 22203	5/19/2015 > 25% commercial space or allocated to mixed-use. reserves less than 10%
VA	Berry Street	Orange, VA 22960	4/3/2018 single entity over 10% Single Entity over 10%
VA	Berry Street	Orange, VA 22960	4/3/2018 Reserves less than 10%
VA	Cape Henry Towers	Virginia Beach, VA 23451	5/21/2015 insufficient insurance coverage
VA	Cape Henry Towers	Virginia Beach, VA 23451	5/21/2015 insufficient insurance coverage
VA	Discovery Square	Herndon, VA 20171	11/17/2015 Insufficient fidelity. HOA carrying 20K, amount required 74,310
VA	Dolphin Run	Virginia Beach, VA 23451	3/23/2018 Condotel
VA	Iron House Place	Richmond, VA 23230	6/10/2019 Mandatory fee for use of parking amenity not owned by HOA.
VA	Pointe at Mariner's Landing	Huddleston, VA 24104	8/31/2016 Structural litigation
VA	Rockledge Club	Woodbridge, VA 22192	11/30/2015 Delinquent Dues >25%, Zero Reserve allocation
VA	Sherwood Lakes	Virginia Beach City, VA 23456	4/29/2015 no ordinance or law coverage
VA	Stratford Club	Leesburg, VA 20175	4/25/2015 structural defects
VA	Villas at Lake Lawson	Virginia Beach, VA 23455	1/26/2016 Inadequate insurance
VA	Waverly Station	Bealeton, VA 22712	12/19/2017 Delinquent dues of 21%
VA	Wynfield One	Richmond, VA 23230	3/26/2019 60+ day delinquencies exceed 15% (currently 45%)
VT	Mountainside Resort	Stowe, VT 05672	7/2/2019 Timeshares - Insufficient Budgeted Reserves - Insufficient Insurance
WA	Bellevue Towers	Bellevue, WA 98004	7/18/2017 Litigation - Structural Defects
WA	Kestrel Ridge	Sammamish, WA 98074	7/24/2019 Litigation - Construction Defect
WA	One Lincoln Tower	Bellevue, WA 98004	4/28/2017 Classified Condotel
WA	Parkview at Vancouver	Vancouver, WA 98660	10/23/2015 Single entity > 10%
WA	Parkview at Vancouver	Vancouver, WA 98660	10/23/2015 Single Entity >10%
WA	U-City Manor	Spokane, WA 99206	7/30/2018 Insufficient budgeted reserves
WI	Harbor Beacon	Algoma, WI 54201	7/13/2016 12 unit project, 25% single entity & no budget.
WI	Knickerbocker on the Lake	Milwaukee, WI 53202	5/22/2015 Condotel
WI	Marshall Park	Middleton, WI 53562	7/7/2016 Single Entity 10.7% and fidelity does not cover the mgmt. co.
WI	Marshall Park	Middleton, WI 53562	7/7/2016 Single entity > 10%. Insurance - Mgt Co not a covered loss.
WI	North Port Village	Glendale, WI 53217	6/15/2015 No priority lien protection. Single entity 23.2%. Insufficient reserves - 4.3%
WI	Parkside Townhomes	Fitchburg, WI 53711	5/27/2016 Mgmt co covered under their employee dishonesty.
WI	Riverside Place	Green Bay 54301	4/15/2015 25% single entity
WI	Tiburou	Madison, WI 53718	4/9/2015 43 % single entity
WI	Windsor Pointe	De Forest, WI 53532	6/10/2015 no lien priority protection, single entity 18.5%, insufficient reserves.