

Condo Ineligible Log as of 6-17-20

State	Project Name	Project Location	Decision Date	Ineligible Project
AL	Caribe	Orange Beach, AL 36561	3/2/2017	Condotel
AL	Phoenix III	Orange Beach, AL 36561	2/23/2017	Condotel Insufficient reservesNon-Incidental business income
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	Copperstone	Sun City West, AZ 85375	6/11/2020	Mandatory Membership
AZ	Four Peaks	Fountain Hills, AZ 85268	10/8/2015	Developer rents 41.5%, overall investor concentration 88.4%.
AZ	Hudson Trace	Tempe, AZ 85282	11/8/2019	FHA SUA denied by HUD due to FHA concentration over 10%.
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
CA	5264 3rd St	San Francisco, CA 94124	3/10/2017	Investment transaction. Current investor concentration > 55%.
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	Azurra	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	Bonita Village	Pomona, CA 91767	11/20/2019	Litigation - Construction Defect.
CA	Breakwater Village	Redondo Beach, CA 90278	11/11/2019	Structural defect litigation
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	Cottages at Silverado	Napa, CA 94558	1/15/2020	project contains lock out units
CA	Cypress Woods	Lompoc, CA 93436	1/14/2020	Project is ineligible due to investment ratio being 60.95% and agency tolerance is 50%.
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. 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	Eastern Columbia Lofts	Los Angeles, CA 90014	7/16/2015	Litigation for construction/engineering defects
CA	El Niguel Terrace	Orange, CA. 92677	8/2/2016	Leased Parking by developer.
CA	Embarcadero Lofts	San Francisco, CA 94105	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	Encino Oaks	Encino, CA 91316	11/19/2019	Structural defect litigation
CA	Excelsior at Americana at Brand	Glendale, CA 91210	2/7/2020	Litigation - Construction Defects
CA	Excelsior at 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	Excelsior at the Americana at Brand	Glendale, CA 91210	5/22/2019	Construction defect litigation
CA	Fioli Homeowners	San Ramon, CA 94583	4/12/2016	Insufficient Reserves
CA	Forest Glen	Winnetka, CA. 91306	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	Garden Grove Village	Santa Ana, CA 92705	3/26/2015	insufficient reserves
CA	Gentry Villas	San Diego, CA 91910	7/15/2019	Pooled property insurance with unaffiliated projects.
CA	Golden Gateway Commons II	San Francisco, CA 94111	6/8/2018	Ineligible - Insufficient Flood coverage
CA	Harbor Hazard	Santa Ana, CA 92703	3/3/2017	Investment concentration 62.5% Single entity over 10% (16.67%)
CA	Highland Glen	Fremont, CA 94539	10/24/2016	70% Investor concentration
CA	Highlands	Sacramento, CA 95826	3/30/2017	Litigation - Structural Defects
CA	Hills at Yorba Linda	Yorba Linda, CA	6/2/2020	Manufactured Home Condo
CA	Huntington Harbor Village	Huntington Beach, CA 92649	8/31/2015	Structural defects
CA	Icon	San Diego, CA 92101	6/17/2019	Litigation on Construction defects. 6-17-19
CA	Infinity Owners	San Francisco, CA 94105	4/6/2016	29% delinquent and possible pooled insurance.
CA	Inglewood Crossroads	Inglewood, CA 90301	8/14/2018	master ins/ho6
CA	King David of Sunny Isles Beach	North Miami Beach, FL 33160	1/14/2020	major financial litigation pending
CA	Laing's 1st Edition	Ontario, CA 91762	3/18/2016	Structural litigation against developer Structural litigation against developer
CA	Library Court		11/6/2019	Litigation - Construction Defects
CA	Library Court	Los Angeles, CA 90017	2/28/2017	Litigation
CA	Luminaria	Oxnard, CA 93036	5/21/2018	Litigation over construction defects.
CA	Marina Pacifica	Long Beach, CA 90803	3/27/2018	Pending Litigation for Structural Defects
CA	Market Lofts	Los Angeles, CA 90015	9/13/2018	Structural Defects against HOA impairing safety
CA	Meadow Brook Village	Freemont, CA 94536	10/19/2016	Non-Gut Conversion
CA	Meadow Brook Village	Freemont, CA 94536	11/3/2017	Condotel
CA	Meadows	Lodi, CA 95240	3/15/2016	Structural litigation against the developer
CA	Meadows at Kirkwood	Kirkwood, CA 95646	2/19/2019	Structural defects.
CA	Millwheel North		6/15/2015	Litigation - construction defects not mitigated construction defect litigation
CA	Montage	Livermore, CA 94551	3/1/2020	lock out units
CA	Monte Vista Villas	Oakland, CA 94605	7/14/2016	Specific loan transaction is ineligible due to loan transaction is an Investment Property.
CA	Monte Vista Villas of Oakland	Oakland, CA 94605	2/22/2017	No boiler & machinery coverage
CA	Northgate Cottages at Silverado	Napa, CA 94558	6/4/2015	6/4 Slip n Fall litigation amount unknown
CA	Oak Creek Villas	Santa Maria, CA 93455	6/15/2015	Single entity 10.6%, no budget reserves,
CA	One Thousand Westgate	Los Angeles, CA 90049	10/26/2016	Investor Concentration > 50% (Investment Transaction)
CA	Orange Tree	Irvine, CA 92618	10/6/2016	Construction litigation
CA	Park 47	Santa Ana, CA 92704	8/31/2015	Structural defects
CA	Park Ocean	Long Beach, CA 90802	8/27/2015	Litigation for structural repairs. Insufficient Fidelity Insurance.
CA	Park Terrace East Village	San Diego, CA		
CA	Park Villa HOA	Los Angeles, CA 90020		
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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 parties have been notified.
CA	Portside	San Francisco, CA 94105	10/28/2016 commercial space is less than 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
CA	Quimby	Long Beach, CA 90803	3/18/2020 90% Co-ins, no RCE/Appraisal or AV/AA/GRC endorsement
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	Rancho Carlsbad	Carlsbad, CA 92010	11/1/2019 Project consists of manufactured home condos which is an ineligible property type per the product profile. NewRez overlay.
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	Serafina	Valley Village, CA 91607	1/22/2020 Project is ineligible due to FHA concentration being over 10%. Currently the FHA concentration in the project is 19.74% via the HUD website.
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	Smart Corner	San Diego, CA 92101	1/30/2020 Litigation - Construction Defects
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	Suncrest Villas Modesto	Modesto, CA 95350	1/28/2020 Litigation - Construction Defect
CA	Sunrise Point	San Diego, CA 92115	5/10/2017 Reserves 9%. Study does not support. Reserves 10% funded.
CA	Sunrise Point	San Diego, CA 92115	4/19/2017 Does not meet Replacement Reserves of 10%. Replacement Reserves are 9.08%, no reserve study to support.
CA	Sutter's Mill Neighborhood	Orange County, CA	5/17/2016 Structural Defects
CA	Tarzana Capri	Tarzana, CA 91356	4/6/2017 Investor concentration over 50% 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	Tuscany Hills	San Jose, CA 95136	6/15/2020 Litigation - Construction Defect
CA	Tuscany Hills	San Jose, CA 95136	6/15/2020 Litigation - Construction Defects
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	Vanderbilt	Hayward, CA 94544	4/14/2020 No Master Insurance as required by CC&R's
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

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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
CA	Westborough Court	San Francisco, CA 94080	6/12/2015 Litigation is unknown on the claim amount.
CO	Buck Creek Plaza	Avon, CO 81620	6/3/2019 Excessive commercial, 61% 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 commerical
CO	Chamberlain Place	Boulder, CO 80305	6/13/2016 PW2016137655
CO	Cherokee Street	Littleton, CO 80120	5/3/2017 Single Entity 80%
CO	Clocktower Square	Steamboat Springs, CO 80487	10/20/2019 No replacement reserves; 46% Commercial need a actual budget
CO	Congress Park Commons	Denver, CO 80206	12/4/2019 ho6 walls in only
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	Two Mile Creek	Boulder, CO 80304	6/16/2020 ACV on roofs over 12 years old. Roofs last replaced in 1998.
CO	Vista Pointe	Aurora, CO 80012	3/13/2017 Litigation - repairs incomplete. New complaint filed..
CT	Blackstone Village II	Meriden, CT 06450	1/29/2020 Rec lease - term ends Aug 2021. No renewal available.
CT	Casagno	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 'Conditions Requested' although de
CT	Harbor House at Greenwich Point	Old Greenwich, CT 06870	4/30/2018 Insufficient reserves, insurance, and legal doc issues.
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	Saddlebrook	Bristol, CT 06010	4/3/2020 no review started for loan number provided
CT	Taylor Street	Stamford, CT 06902	10/15/2019 54% Commercial Space
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	Residences at Gallery Place	Washington, DC 20001	1/28/2020 Pooled insurance & 54% Commercial
DC	Residences at Gallery Place	Washington, DC 20001	5/6/2020 Pooled Insurance & 54% Commercial
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
DE	Concord Point Village	Millsboro, DE 19966	12/21/2017 Single entity over 10% 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%

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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 Project, Unit Owners, Common Areas
DE	Point at Bethany Bay	Ocean View, DE. 19970	5/18/2016 Litigation still Ineligible. Addt'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	236 Fifth Avenue	Delray Beach, FL 33483	11/3/2019 Project Ineligible due to this is air condos. Hotels owns all common areas and unit owners have easement rights.
FL	401 Blu of North Beach	Miami Beach, FL 33141	9/19/2016 Ineligible - 7.8% reserves and 11.65% single entity Single Entity Condotel N/C in FL
FL	551 FLB	Fort Lauderdale, FL 33304	8/27/2019 Lock Outs
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	Apex at Park Central No.1	Doral, FL 33178	12/19/2019 Ineligible for FHA SUA due to resale and leasing restrictions.
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%)
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 Walten 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	Beache Residences	Sarasota, FL 34236	12/3/2019 DreamBig
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 singe entity requirements.
FL	Bermuda Isles II	Bonita Springs, FL 34134	3/22/2016 Mandatory Club Membership
FL	Beverly Hills No.10	Hollywood, FL 33021	4/2/2020 Ineligible for insufficient reserves.
FL	Blue Lagoon	Miami, FL	9/26/2016 Insufficient Reserves
FL	Blue Lagoon	Miami, FL 33126	12/28/2019 Ineligible for coinsurance and no evidence of 100% RC.
FL	Blue Lagoon	Miami, FL 33126	12/28/2019 Ineligible for delinquencies and litigation for breach of contract that cannot be considered minor.
FL	Boca Teecca 7	Boca Raton, FL 33487	7/8/2015 Structural defects
FL	Boca Verde East	Boca Raton, FL 33431	3/6/2020 Recreational amenity lease agreement
FL	Borghese at Hammock Bay	Naples, FL 34114	4/11/2019 Litigation - HOA is defendant in \$1.9MIL lawsuit. Insurance is not defending.
FL	Boynton Landings	Boynton Beach, FL 33426	4/2/2020 Project has over 81% investment units. Our transaction is an investment transaction. Agency tolerance for investment ratio is 50% therefor our transaction is not eligible.
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	Byron Bay	Miami Beach, FL 33141	3/16/2020 Insufficient reserves contributions - HOA not contribution any reserves.
FL	Byron Bay	Miami Beach, FL 33141	3/16/2020 insufficient reserves. HOA contributing zero reserves.
FL	Camino Real Village	Boca Raton, FL 33433	12/20/2019 Ineligible for FHA SUA due to deed and resale restrictions.
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

**Condo Ineligible Log as of 6-17-20**

FL	Casa Costa	Boynton Beach, FL 33435	4/5/2017	Condotel
FL	Casa Del Sol	Hialeah, FL 33012	9/16/2016	Project does not met 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
FL	Cedars East	Longboat Key, FL 34228	2/17/2020	Litigation - possible mandatory membership 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	Coral West Villas	Hialeah, FL 33018	1/2/2020	Ineligible due to coinsurance. HOA has insufficient coverage. currently at 79% coverage to RC.
FL	Coral West Villas	Hialeah, FL 33018	1/2/2020	Ineligible for coinsurance. no AV or AA, and no project appraisal or RCE.
FL	Coronado	Aventura, FL 33180	11/4/2019	Litigation
FL	Coronado	Aventura, FL 33180	11/4/2019	Litigation - Safety
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
FL	Costa Del Sol	Cape Canaveral, FL 32920	2/13/2020	insufficient reserves
FL	Costa Del Sol	Doral, FL 33178	2/23/2020	Insufficient reserves
FL	Country Manors	Delray Beach, FL 33445	4/14/2020	Mandatory membership due to recreational lease 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  2.Budget – Analyst has reached out to the HOA Cert contact to verify the following: a.2017 column is labeled as proposed, verify the budget was approved.
FL	Courtyards at Nautica	Miramar, FL 33027	3/21/2017	
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 Insufficient Budgeted Reserves
FL	Covered Bridge	Lake Worth FL 33467	3/13/2018	Leased Amenities Insufficient Reserves
FL	Covered Bridge	Lake Worth, FL 33467	5/29/2018	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	Cypress Village	Hialeah, FL 33014	4/7/2020	100% Coinsurance. Not insured to 100% RC per Ins Appraisal. No Agreed Value/Amount.
FL	Deerwood Gardens 1	LARGO, FL 33778	10/22/2019	Condo project Ineligible due to ground lease and estate in leasehold.
FL	Delray Racquet Club	Delray Beach, FL 33444	1/11/2018	Unacceptable Litigation - Insurance is not defending or covering claim at this time.
FL	Devonaire at Pembroke Pines	Coral Springs, FL 33025	12/1/2019	single entity ownership at 28% and insufficient reserve contributions.
FL	Di Napoli	Naples, FL 34113	3/8/2017	Mandatory membership required to amenity owned by an outside party
FL	Diamond Lake	Naples, FL 34110	4/17/2020	Litigation relates to the safety, structural soundness, habitability, or functional use of the project.
FL	Diplomat Square	Broward, FL 33442	8/27/2015	Budget reserves less than 10%, no reserve study to support.
FL	Disston Arms	Saint Petersburg, FL 33710	3/3/2020	land lease
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	Eagleswood	Hudson, FL 34667	12/24/2019	Ineligible for FHA SUA due to leases and rentals requiring board of directors approval.
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%

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State	Property Name	City, State, Zip	Issue Date	Issue Description
FL	Edgewater Beach Resort	Panama City Beach, FL 32407	6/5/2020	Mandatory Membership
FL	El-Ad Nob Hill	Tamarac, FL 33321	11/29/2019	insufficient reserve contributions
FL	Elan at Calusa IV	Miami, FL 33186	4/15/2015	Insufficient replacement reserves & master insurance. Delinquencies > 15%.
FL	Eldorado Tower	Aventura, FL 33180	12/14/2019	ineligible for unresolved construction defects litigation. not eligible for waiver due to insufficient reserve contributions for full review. Reserves less than 10%
FL	Eldorado Tower	Aventura, FL 33180	12/14/2019	Litigation
FL	Eldorado Towers	Miami, FL 33181	1/13/2020	Structural 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	Essex House	Atlanta, GA 30339	5/26/2020	Ineligible due to being in a Flood Zone and no flood insurance coverage is in place.
FL	Fairview of California Club	Miami, FL 33179	10/28/2016	No reserves
FL	Fairview Villas	West Palm Beach, FL 33406	11/29/2019	Ineligible for owner occupancy less than 50%, leasing restrictions, and insufficient crime/fidelity coverage.
FL	Fairview Villas	West Palm Beach, FL 33406	11/29/2019	insufficient reserve contributions
FL	Fairways at Par One	Naples, FL 34116	1/23/2017	Reserve Allocation 7.16%, no reserve study
FL	Fairways Riviera North	Hallandale, FL 33509	12/13/2019	crime/fidelity coverage is short and insufficient reserves.
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.
FL	Five Towns of St Petersburg No 300	Saint Petersburg, FL 33709	5/1/2019	Mandatory memberships
FL	Fountainbleau Lakes Courtyards West	Miami, FL 33172	5/21/2020	Delinquencies over 15%
FL	Foxcross	Stuart, FL 34997	5/22/2019	Litigation for construction defects pending to be repaired.
FL	Futura Gables	Miami, FL 33155	5/22/2019	Upfront and periodic mandatory membership
FL	Galeria	Miami Beach, FL 33140	10/5/2018	Coinsurance
FL	Golden Arrow	Boca Raton, FL 33432	2/5/2019	Insufficient Fidelity coverage
FL	Golden Gate	Miami Beach, FL 33140	9/22/2015	Inadequate reserves and Master Ins
FL	Grand at Olde Carrollwood	Tampa, FL 33168	11/7/2017	Insufficient Insurance - Policy has 80% co-insurance. Not insured to 100% of the insurance appraisal. Excludes windstorm as well.
FL	Grand Venezia at Baywatch	Clearwater, FL 33764	12/19/2016	only eligible as o/o & 2nd.
FL	Grand Venezia at Baywatch	Plant City, FL 33565	8/9/2018	Non-minor pending litigation.
FL	Green Diamond	Miami Beach, FL 33140	8/9/2018	HOA is plaintiff in non-minor litigation.
FL	Greens of Town Country	Tampa, FL 33615	1/10/2020	Submitted to Wells
FL	Greenstone at Aberdeen	St Johns, FL 32259	12/18/2019	reserves and delinquencies
FL	Greenway Village South No.4	Royal Palm Beach, FL 33411	7/15/2019	Pending litigation for structural/construction defects.
FL	Grove Isle	Coconut Grove, FL 33133	3/20/2020	Ineligible for Full Review due to insufficient reserve contributions.
FL	Grove Palms I	Miami, FL 33133	3/22/2018	Mandatory Membership - Litigation - Insufficient insurance
FL	Grove Resort & Spa	Winter Garden, FL 34787	3/15/2017	No reserves
FL	Grove Resort & Spa	Winter Park, FL 34787	8/8/2019	Occupancy Restrictions
FL	Grove Resort & Spa	Orlando, FL 32801	10/18/2018	Condotel, occupancy restrictions.
FL	Gulf & Bay		4/22/2019	Occupancy restrictions
FL	Hamptons at Metrowest	Orlando, FL 32835	11/20/2017	Condotel
FL	Hamptons West		11/26/2019	litigation - structural and construction defects
FL	Harbour Isle at Hutchinson Island	Fort Pierce, FL 34949	3/6/2017	Replacement Reserves 5.4%, not following reserve study. Building Ordinance or Law not offered by insurance carrier.
FL	Harbour Isle West	Fort Pierce, FL 34949	3/23/2016	Structural defects
FL	Hawthorne at Lely Resort	Naples, FL 34113	3/14/2016	Structural defects
FL	Heather Hill Apartments No XVI	Dunedin, FL 34698	2/14/2020	Mandatory membership to a Golf Club and also owned by developer.
FL	Heather Hill Apt No.III	Dunedin, FL 34698	6/13/2017	Ground lease does not meet Fannie or Freddie guidelines.
FL	Hemispheres	Hallandale Beach, FL 33009	1/8/2020	Ineligible due to 100yr land lease.
FL	Heritage Square	Miami, FL 33157	10/22/2018	Insufficient budgeted reserves
FL	Hialeah Club Villa	Hialeah, FL 33016	8/27/2015	Insurance policy excludes wind coverage.
FL	High Point	Boynton Beach, FL 33435	4/26/2019	Unacceptable Coinsurance
FL	Hillcrest Condominium No. 1	Hollywood, FL 33021	5/2/2016	-0- replacement reserve collection for 2016. No reserve study
FL	Hillcrest East No. 24	Hollywood, FL 33021	4/4/2016	No collection of replacement reserves.
FL	Holly Court at Woodmont	Tamarac, FL 33321	8/15/2017	Pending Litigation - Insurance is not defending
FL	Homestreet Lofts	Jacksonville, FL 32218	3/29/2017	Insufficient budgeted reserves
FL	Horizons West	Miami, FL 33183	2/5/2020	single entity ownership at 41%
FL	Hyacinth House	Fort Lauderdale, FL 33308	8/27/2015	Just a review of the budget. Reserves are not adequate.
FL	Icon Brickell No. 1	Miami, FL 33131	7/25/2017	Investor concentration over 50%
			3/21/2017	Litigation - structural defects

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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	Indigo Woods	Daytona Beach, FL 32114	2/5/2020	Ineligible for investor concentration at 77%. O/O&2nd homes only.
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%
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	Keystone Arms	North Miami FL, 33181	11/22/2019	Condo Project is Ineligible for Approval due to master property insurance covering to Actual Cash Value (ACV).
FL	King Cole	Miami Beach, FL 33141	5/12/2020	Insufficient reserve contributions. 2020 budget approved with no reserves.
FL	La Paz at Boca Pointe II	Boca Raton, FL 33433	12/27/2019	Ineligible for litigation on structural defects.
FL	La Paz at Boca Pointe II	Boca Raton, FL 33433	2/14/2020	Ineligible for litigation on structural defects
FL	La Via	Pembroke Pines, FL 33024	10/10/2019	Ineligible due to litigation. Cannot be considered minor, damages and personal injury. Cannot submit for a PEW because the project is Ineligible for Full Review for the loan being an
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%
FL	Lakeview Village No. 12	Orlando, FL 32857	10/5/2017	90% Coinsurance
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	Latitude On the River	Miami, FL 33130	12/9/2019	Ineligible for strucrual ligitation and unverifiable commercial space
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	Lighthouse Point Gardens North	POMPANO BEACH, FL 33064	10/11/2019	Recreational Lease.
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 transient purposes only – this would b
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 on the Halifax	Daytona Beach, FL 32117	8/9/2019	Litigation - Construction Defect
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.
FL	Marina Oaks	Ft. Lauderdale, FL 33315	12/16/2019	Ineligible for insufficient reserve contributions 1.FL New construction requires PERS 2.Single entity over 10%
FL	Marina Palms Residences South	Aventura, FL 33160	5/11/2018	3.No reserve allocation or reserve account
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	11/19/2019	Ineligible due to litigation for construction defects with developer.
FL	Marquis Miami	Miami, FL 33132	11/19/2019	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.



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FL	Miramar Club	Miramar, FL 33025	2/17/2020	Insufficient reserves - 8.39%
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.
FL	Mutiny on the Park	Miami, FL 33133	10/1/2019	Project ineligible. Condotel with no interest in common areas. Better known as Air Condo.
FL	Mutiny on the Park	Miami, FL 33133	10/1/2019	Project is ineligible due to condotel with no interest in common area.
FL	Mutiny on the Park	Miami, FL 33133	10/1/2019	Project is ineligible. This is a condotel with no interest in the common areas. Better known as a Air Condo. 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	Nettles Island	Jensen Beach, FL 34957	2/28/2020	project consists of manufactured, mobile, site built, and modular units
FL	Newport Glen	Fort Myers, FL 33908	6/3/2020	leasing restrictions. board requires approval of owners and tenants.
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 Gate I	St Augustine, FL 32080	8/5/2019	Condotel - Lock Out Units
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
FL	Ole at Lely Resort	Naples, FL 34113	3/24/2020	Litigation: Structural defects not remediated.
FL	Olivine at the Township	Pompano Beach, FL 33073	12/19/2019	ineligible for insufficient reserves and single entity ownership of 73%
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 Beach House	West Palm Beach, FL 33407	8/27/2019	Project Ineligible due to litigation for construction defects.
FL	Palm Chase Lakes	Palm Beach, FL 33437	2/6/2017	Slip and Fall - amount unknown
FL	Palm Chase Lakes	Boynton Beach, FL 33437	4/2/2020	Ineligible for insufficient reserve contributions.
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 repairs have been made.
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	Parkland	Tampa, FL 33609	12/16/2019	project is limited approved
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	Pinnacle Port	Panama City Beach, FL 32413	12/11/2019	Ineligible due to HOA facilitating rentals through an entity created by the HOA.
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	Plaza Towers South	Hallandale Beach, FL 33009	4/21/2020	Unacceptable recreational lease.
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	Quarter Deck	Venice, FL 34285	8/28/2019	Insufficient Reserves
FL	Racquet Club at Bonaventure 9A North	Weston, FL 33326	11/18/2015	Budget reserves less than 10%, Coinsurance endorsements not provided.

**Condo Ineligible Log as of 6-17-20**

			<p>1)Investor concentration is at 62% and subject loan is an investment.                  2)Non-incident income exceeding 15%                  3)Litigation- Currently 5 separate cases ongoing.                  4)Insufficient reserve contributions. Zero Reserves.</p>
FL	Ramblewood East	Coral Springs, FL 33065	10/15/2019
FL	Ramblewood East	Coral Springs, FL 33065	10/15/2019 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
FL	Rapallo	West Palm Beach, FL 33401	10/14/2015 10/14/15: per Gretchen okay to continue with add'l conditions. See file notes.
FL	Rapallo One	Estero, FL 33928	5/14/2020 Project is ineligible for insufficient insurance - ACV on the roofs.
FL	Rapallo Villas Two	Estero, FL 33928	5/14/2020 Project is ineligible for insufficient insurance - ACV on the roofs.
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	Regency West	St Petersburg, FL 33716	2/28/2020 land lease
FL	River Breeze	Miami, FL 33130	4/27/2018 Insufficient flood coverage
FL	River Breeze	Miami, FL 33130	4/7/2020 Insufficient reserve contributions. Conditions 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 wo
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	Rothmoor Estates	Largo, FL 33771	11/8/2019 Insufficient Replacement Reserve Contributions for 2019
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 Palm Place At The Hammocks	Miami, FL 33196	8/27/2019 Insufficient reserves 1)HOA's insurance covering to ACV (Actual Cash Value) instead of replacement cost. 2)No ordinance and law endorsement. HOA would need to add this to the policy. 3)100% coinsurance with no evidence of agreed amount or agreed value endorsement. And no project appraisal or replacement cost estimator to support 100% Replacement cost.
FL	Royal Palms	Hialeah, FL 33024	3/11/2020
FL	Royal Stewart Arms Inc No 3	Dunedin, FL 34698	7/15/2016 Pending litigation not acceptable.
FL	Royale Harbour	North Palm Beach, FL 33408	4/9/2020 The project is ineligible at this time due to litigation over structural soundness.
FL	Sabal Palm at Grandezza		6/1/2020 Mandatory membership fees for use of recreational amenities not owned by the HOA or Master HOA.
FL	San Matera the Gardens	Palm Beach Gardens, FL 33410	7/14/2015 Litigation is for construction defects.
FL	Sandprints	Miramar Beach, FL 32550	2/28/2020 insufficient reserve contributions
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	Seaside Villas	St Augustine, FL 32080	11/12/2019 Single entity owns 67%
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
FL	Solaris at Brickell Bay	Miami, FL 33131	5/30/2017 construction defect litigation
FL	Sonoma Lake	Miami, FL 33186	1/23/2020 Insufficient flood coverage on the master.
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 coverage per insurance appraisal.
FL	Sun & Sea Beach	Indian Rocks Beach, FL 33758	5/18/2020 Insufficient flood insurance coverage.
			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 2.>17% non-incident 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.

Condo Ineligible Log as of 6-17-20

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 declarant and unit owners have mandatory
FL	Terrace Park of Five Towns #24	Saint Petersburg, FL 33709	9/29/2017 Amenities owned by 3rd party, mandatory
FL	Terrece Homes at Viansa	Naples, FL 34110	3/9/2020 Mandatory Memberships to golf
FL	Tides at Sweetwater	Jacksonville, FL 32217	1/2/2020 Ineligible for litigation. insurance carrier not defending. \$1,000,000 claim amount.
FL	Timberwalk	Jupiter, FL 33458	12/3/2019 PUD not a condo
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	Tudor Cay	Tampa, FL 33615	1/16/2020 Ineligible for SUA due to sale and leasing restrictions.
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	Two City Plaza	West Palm Beach, FL 33401	12/11/2019 Structural Litigation
FL	Two City Plaza	West Palm Beach, FL 33401	1/2/2020 litigation for construction and 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	Watergate	Emertfille, CA. 94608	2/3/2020 90% coinsurance - there are common elements that do not have coverage. confirmed by insurance agent.
FL	Waterside at Conquina Key North	St Petersburg, FL 33705	11/2/2018 structural defects litigation
FL	Waterway	North Palm Beach, FL 33408	12/10/2019 Ineligible for CPM insufficient reserves. Ineligible for smart condo- insufficient reserves.
FL	Waterway	North Palm Beach, FL 33408	12/10/2019 Insufficient reserve contributions
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 Tower 500	Sunny Isles Beach, FL 33160	8/22/2019 Ineligible for litigation on construction defects and zero reserves.
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	Austin Park	Decatur, GA 30030	10/15/2019 Ineligible - delinquencies and reserves.
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	Chattahoochee Bluffs	Atlanta, GA 30339	5/28/2020 Property is a PUD
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	College Street Station	Atlanta, GA 30354	4/28/2020 Unacceptable Single Entity Ownership
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

**Condo Ineligible Log as of 6-17-20**

GA	Dresden Heights	Atlanta, GA 30341	10/11/2019 Project is new construction. Not eligible for FHA SUA.
GA	Druid Place	Atlanta, GA 30307	11/22/2019 Insufficient Insurance
GA	Eagle and Phenix Mill 3	Columbus, GA 31901	1/20/2016 Reserves 9.3%
GA	Enclave at Vantage Point	Atlanta, GA. 30327	3/18/2019 Single Entity = 78%; Developer still in control
GA	Fair and Walker	Atlanta, GA 30313	10/9/2019 Itv increased
GA	Fairington Ridge	Lithonia, GA 30038	3/5/2020 Project is Ineligible. Project has a 29% delinquency in HOA dues. Agency tolerance is 15%. Project also has an investment ratio that is 66%. Agency tolerance is 50% and our trans
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	Rivermont Village	Johns Creek, GA 30022	2/20/2020 Deductibles on Master Policy > 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	Snapfinger Manor	Decatur, GA 30035	11/15/2019 25% delinquent HOA dues
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	Villages of Devnshire	Alpharetta, GA 30004	2/14/2020 Insufficient reserve contributions 6.32%
GA	Vinings Crest	Atlanta, GA 30034	7/26/2019 Insufficient Insurance
GA	Vinings Ridge	Smyrna, GA 30080	5/27/2020 FHA Ineligible: Leasing Restrictions
GA	Vinings View	Atlanta, GA. 30339	9/27/2018 FHA Loan
GA	Wynnes Ridge	Atlanta, GA 30309	11/22/2019 Ineligible due to master covering to ACV (Acutal Cash Value)
GA	Wynnes Ridge	Atlanta, GA 30309	10/22/2019 Insufficient Insurance
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.
			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 "fr 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.)?
			3.Are there any simple "knock out" issues of which we should be aware for these kinds of projects? If there are any common "no-no" issues that knock these out, we can try to add
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	Optima Old Orchard Woods	Skokie, IL 60077	10/30/2019 Excessive Single Entity Ownership (62%)
IL	Park 1500 Lofts	Chicago, IL 60607	1/8/2020 Litigation
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	Tara Hall	Oak Park, IL 60302	1/21/2020 Ineligible due to lack of reserve allocation. Reserves are currently at 5.47%. Agency requirement is 10%.
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%

**Condo Ineligible Log as of 6-17-20**

IN	Castlebay Woods	Indianapolis, IN 46250	5/9/2017 Single Entity exceeds 10% - Single Entity owns 39%.
IN	Historic Central Avenue	Indianapolis, IN 46205	5/14/2020 90% co-ins/ no AA/AV or Appraisal
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 Fidelity bond expired in 6/2015 and was insufficient. They carried \$26,100 and needed \$34,800.
LA	Hunters Forest	Lafayette, LA 70507	11/22/2016 It was not renewed per bond company.
LA	Lengsfeld Lofts	New Orleans, LA 70130	10/15/2015 Litigation - Monetary Litigation for Breach of Contract
LA	New Jax	New Orleans, LA 70130	12/5/2019 Combined Unit - not legally combined
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	76 Ship ave	Medford, MA 02155	11/25/2019 insufficient reserves
MA	Allerton Harbor	Hull, MA 02045	8/10/2017 Budget Reserve Allocation 0%, less than 10%
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	Cabot Crossing	Beverly, MA 021915	2/3/2020 commercial space >35%
MA	Cambridge Point	Cambridge, MA 02140	3/15/2020 Litigation - Construction Defects
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	Everett Street	East Boston, MA 02128	10/24/2019 Ineligible for Single entity, investor concentration, and insufficient reserve contributions as well as no separate reserve account.
MA	Gilmore Street	Stoneham, MA 02180	12/18/2019 Project balance of reserve account is less than 10% of the annual dues. HOA Cert has many areas that are not within FHA SUA guidelines.
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	Leonard Commons	Raynham, MA 02767	4/10/2020 Leasing Restrictions
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	Olde Stage Stop Village	Marshfield, MA 02050	1/13/2020 Ineligible for FHA SUA due to balance sheet with no reserves.
MA	Oxridge Four	Bridgewater, MA 02324	2/14/2020 Individual unit owners carry Insurance when HOA is required to do so.
MA	Puritan Arms	Cambridge, MA 02138	12/13/2019 Single Entity 57.29%; ACV on Roof coverage
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	Andover Heights I	Laurel, MD 20708	4/29/2020 Insufficient Insurance
MD	Andover Heights IV-B	Laurel, MD 20707	2/27/2020 ACV on Master Policy
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 <a href="http://www.condosatbreckenridge.com/">http://www.condosatbreckenridge.com/</a> 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	Hill Oaks	Hyattsville, MD 20785	11/8/2019 Delinquency on HOA dues is 20.18% agency tolerance is 15%. Budget is running at a deficit and fidelity coverage is not sufficient.
MD	Montgomery Woods	Elkridge, MD 21075	11/20/2019 Project has 94% investment units. Agency tolerance is 50% and Smart Condo tolerance is 75%. Loan transaction is investment. Project Ineligible.

**Condo Ineligible Log as of 6-17-20**

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	Forest View	Greenville, MI 48838	3/29/2020 Excessive Single Entity 36.36%
MI	Laurel Heights	Davison, MI 48423	5/20/2020 Detached Condominium 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
MI	Ravines	Saugatuck, MI 49453	10/31/2019 not eligible for VA financing - detached, not VA approved project
MI	St. Clair Village	Saint Clair Shores, MI 48081	5/15/2020 Ineligible for FHA SUA due to HOA not allowing any of the units to be leased, rented, or occupied by non-owners.
MI	Thistle Mill	Kalamazoo, MI 49006	3/10/2020 Ineligible due to no ordinance and law endorsement and no evidence of increased cost of construction on the full policy.
MN	Carriage Hills	Eagan, MN 55123	2/1/2018 Insufficient Reserves
MN	Lutsen Sea Villas	Lutsen, MN 55612	2/11/2020 Rental pooling, no reserves, unit owners paying HOA insurance individually, 88% investment concentration.
MN	Lutsen Sea Villas	Lutsen, MN 55612	3/10/2020 Condotel, Rental Pooling
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	Preserve at Ramsey Town Center	Minneapolis, MN 55416	3/8/2020 Single entity 53%
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	Villa Pointe	Southfield, MI 48076	2/27/2020 Crime/Fidelity coverage is short. for FNMA or FHLMC coverage needed is 115k. for FHA SUA coverage needed is 421k.
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%
MO	Bogey Hills Country Club	St. Charles, MO 63303	4/22/2020 unacceptable co-insurance and litigation
MO	Oak Hall	Kansas City, MO 64111	5/20/2020 insufficient insurance
MO	Oak Hall	Kansas City, MO 64111	6/1/2020 Coinsurance; Insufficient Fidelity Bond; Fannie PEW declined. Single entity >20% 0% Reserves
MO	Quality Hill Square	Kansas City, MO 64105	11/7/2019 Insufficient Insurance
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	49 Broadway Arts	Asheville, NC 28801	1/3/2020 Commercial space is 71%. Tolerance for Smart condo is 50% . Commercial space has majority voting rights.
NC	A Place at the Beach	Atlantic Beach, NC 28512	1/28/2020 Timeshares
NC	Charlotte House	Charlotte, NC 28207	8/25/2015 Insufficient Insurance coverage; Litigation ineligible 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	Cahill Place	Milford, NH 03055	9/20/2019 single entity at 70%
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%.

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NH	Hampton Drakeside	Hampton, NH 03842	11/29/2017 Non-gut conversion. PERS Required.
NH	Hollis Landing	Nashua, NH 03062	1/29/2020 FHA concentration is 16%. Agency guidelines state FHA concentration can't be over 10%.
NH	Knightsbridge Arms	Nashua, NH 03060	12/13/2019 Project is ineligible for FHA SUA due to the project not being 50% owner occupied.
NH	Park View Hills	Manchester, NH 03103	6/1/2017 Single entity owns over 10%
NH	Plaza Village	Plymouth, NH 03264	3/2/2020 Insufficient Reserves, Ineligible Litigation, Insufficient Fidelity
NH	Plummer Place	Goffstown, NH 03045	3/30/2020 Insufficient budgeted reserves
NH	Porcupine Park	Salem, NH 03079	5/14/2020 individual insurance
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%
NH	Woodview Townhomes at Woodland Pond	Manchester, NH 03104	3/13/2020 Project is not eligible for FHA SUA due to the project is new construction.
NJ	77 Hudson	Lawrenceville, NJ 08648	9/16/2019 Construction defect Litigation
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	Avalon Breezes	Avalon, NJ 08202	3/17/2020 Project is ineligible for Chase Jumbo A because commercial space is 35.08% and Chase's tolerance is 30%. Also the 2020 budget is not available and the investor requires a current budget
NJ	Bel Air at West Orange	West Orange, NJ 07052	4/13/2020 Construction litigation
NJ	Bel Air at West Orange	Whippany, NJ 07981	9/19/2019 Litigation for construction defects
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 088554	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	Covered Bridge	Manalapan, NJ 07726	8/23/2019 Insufficient Fidelity coverage. Subject to Recreational Lease.
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	Halstead Street	East Orange, NJ 07018	1/22/2020 Not following Master Deed requiring Master Insurance
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	Port Liberté I	Jersey City, NJ 07305	9/19/2019 Litigation - Construction Defect
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
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%

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		Single entity at 58%
NJ	Washington Drive	Ramsey, NJ 07446
NJ	Waterview	Ventnor City, NJ 08406
NJ	Westwood Crest	Westwood, NJ 07675
NJ	Williamsburg Village	Bordentown, NJ 08505
NJ	Winston Towers 300	Cliffside Park, NJ 07010
NJ	Winston Towers 300	Cliffside Park, NJ 07010
NM	3250 Walnut	Los Alamos, NM 87544
NM	Casitas De Romero	Santa Fe, NM 87504
NM	Pacheco Street Lofts	Santa Fe, NM 87505
NM	Quail Run	Santa Fe, NM 87505
NM	Quail Run	Santa Fe, NM 87505
NM	San Mateo de Santa Fe	Santa Fe, NM 87505
NV	Dakota	Las Vegas, NV
NV	Bella Vita	Las Vegas, NV 89103
NV	Bella Vita	Las Vegas, NV 89103
NV	Casoliel	Sparks, NV 89436
NV	Corte Madera	Las Vegas, NV 89106
NV	Dakota	Las Vegas, NV 89123
NV	Esplande at Damonte Ranch	Reno, NV 89521
NV	Esplande at Damonte Ranch	Reno, NV 89521
NV	Manhattan	Las Vegas, NV 89123
NV	Manhattan	Las Vegas, NV 89123
NV	Panorama Towers	Las Vegas, NV 89139
NV	Park Avenue	Las Vegas, NV 89123
NV	Serenade	Henderson, NV 89074
NV	Springland Village	Sparks, NV 89434
NV	Springland Village	Sparks, NV 89434
NY	9-31 Gadsen Place	Staten Island, NY. 10314
NY	15 William Street	New York, NY 10005
NY	20 Pine Street	New York, NY. 10005
NY	26 Third	Brooklyn, NY 11231
NY	35 McDonald Avenue	Brooklyn, NY 11218
NY	149 Maple Avenue	Spring Valley, NY 10977
NY	150-15 79 Ave Owners Corp	Flushing, NY 11367
NY	175 West 95th Street	New York, NY 10025
NY	217-219 Beach 90th	Queens, NY 11693
NY	231-235 East 55th St	New York, NY 10022
NY	250 Parkview	New York, NY 10026
NY	305 W. 150th Street	New York, NY 10039
NY	305 West 150th Street	New York, NY 10039
NY	315-325 36th St.	New York, NY 10018
NY	736 Annadale Road	Staten Island, NY 10312
NY	1256 56th Street	Brooklyn NY 11219
NY	1256 56th Street	Brooklyn NY 11219
NY	A Building	New York, NY 10009
NY	A Building	New York, NY 10009
NY	Alhambra	Oceanside, NY 11572
NY	Andrew Jackson	Jackson Heights, NY 11372
NY	Astor aka 31-35 31st Street	Astoria, NY 11106
NY	Atrium Plaza	Hempstead, NY 11550
NY	Azure	Brooklyn, NY 11204
NY	Banner Garden	Brooklyn, NY 11235
NY	Bayard Views	Brooklyn, NY 11221
NY	Briarwood at Forest Park	Woodhaven, NY 11421
NY	Briarwood at Forest Park	Woodhaven, NY 11421
NY	Brigham Park Co-Operative Apartments Sec 2	Brooklyn, NY 11229
NY	Broadway 98	
NY	Brooklyn Bay	Brooklyn, NY 11235
NY	Catalina House	Jamaica, NY 11432
NY	Cathedral Square	Albany, NY 12210
		12/4/2018 Investor concentration at 82%
		12/29/2017 Litigation - HOA Insurance not defending.
		3/18/2015 41% single entity
		5/7/2020 Approved Type Q
		2/24/2017 Insurance claim amount unknown.
		2/24/2017 litigation amount unknown - suggested possible waiver per DD.
		4/2/2019 Insufficient Insurance
		5/4/2017 Single Entity 50%
		5/23/2018 no reserves, 26.67% delinquency
		4/10/2019 1. Excessive Non-Incidental Income; 2. Condotel; 3. Insufficient documentation on Litigation
		4/10/2019 Condotel features; Non-incidental income > 10%
		4/19/2017 Single entity over 10% (at 35%)
		8/1/2018 Pending litigation against HOA for exercising super lien rights
		3/20/2017 Litigation - super lien foreclosures
		11/13/2019 Project remains ineligible for "Litigation-Super Lien Foreclosure".
		9/6/2018 Ineligible - on US Bank's ineligible list.
		2/12/2020 Litigation, Super Lien
		10/27/2016 Pending litigation against HOA for exercising super lien rights
		9/17/2018 Construction Defect Litigation
		9/17/2018 Insufficient budgeted reserves litigation
		2/28/2017 litigation = injury and class action suit
		12/17/2019 Ineligible for construction defects and NV super lien foreclosure case.
		3/29/2019 HOA foreclosure practices exercising Super Lien Rights
		2/8/2016 9.2% Replacement Reserves, not following reserve study 57% funded
		12/28/2016 Litigation against HOA for exercising super lien rights
		5/26/2017 Litigation for HOA exercising Super Lien Rights
		3/6/2017 30% single entity
		5/27/2015 Single Entity at 47%, Investment Concentration at 87%
		12/1/2015 Project has 3 litigation cases. Legal Dept deemed ineligible.
		11/12/2019 Single entity 75%
		3/3/2015 Litigation - Structural defects
		9/27/2019 Project has accessory units. Agency does not allow for accessory units within a project.
		10/29/2019 Single entity ownership > 20%
		8/27/2015 Single entity > 10%
		3/31/2015 66% Single Entity
		2/7/2017 Single entity owns 35%, Commercial appears to be at 67% per online search.
		8/5/2015 Non-Gut rehab - not established - investment purchase.
		6/2/2015 Single entity > 10%
		5/26/2016 PERS required
		4/15/2016 59% commercial
		6/17/2016 Freddie Only
		10/7/2015 final c/o and HO6 required
		10/7/2015 Need final Certificate of Occupancy for building, building ordinance or law and boiler/machinery & equipment breakdown. 9/29 dd
		3/8/2016 Structural litigation, work not completed
		11/1/2019 Structural Litigation against developer
		2/5/2018 Insurance is not defending. Claim amount not minor and exceeds 10% of reserve balance.
		12/8/2017 Insufficient Reserve allocation (2.04%)
		6/26/2015 Builder retained 20.99% of the project as use for rental properties.
		5/1/2020 Project is ineligible due to the 2019 and 2020 budget not available. Current balance sheet is not available. Both of those items are required for the FHA SUA review/approval.
		1/21/2016 10 unit project, single entity owns 4 (25%) ALM Associates, LLC
		7/28/2017 HOA does not maintain a Master Flood policy
		6/1/2016 Lawsuit against developer - construction defect & other.
		5/3/2016 Project consists of multiple units on a single deed
		6/9/2016 Project consists of duplex condos, multiple units on a single deed
		11/27/2017 Subletting is not permitted.
		6/22/2015 Single entity > 10%
		1/22/2018 Excessive Commercial (69%)
		3/19/2016 Single entity of 40%
		3/27/2018 Adopted 2018 Budget with adequate replacement reserves not available.



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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	Citizen 360	New York, NY 10024	11/11/2019 Insufficient Reserves - 0%
NY	Citizen 360	New York, NY 10024	11/11/2019 Reserve allocation less than 10%
NY	Cloverdale III	Harvard Beach, NY 11414	1/21/2016 2 units on 1 deed, ineligible w/o legal combining of units - GR
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	East River Tower	Astoria, NY 11103	11/6/2019 construction defect litigation
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	Gateway	White Plains, NY 10606	12/31/2019 Single entity at 73%
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 Gretchen for 2nd Review.
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	Latitude	Riverdale, NY 10463	3/11/2020 Litigation - Construction Defects
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%
NY	Marion Court	Harrison, NY 10528	7/27/2017 Reserve allocation 0%
NY	Monarch at Ridge Hill	Yonkers, NY 10710	5/20/2020 Single entity 48%
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	Outlook Point	Bronx, NY 10465	3/25/2020 Project is ineligible due to no commercial space financials available and no current balance sheet available. Both of those items are required for the FHA SUA program.
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% Excessive commercial (52%)
NY	Parkway Plaza	Tuckahoe, NY 10707	11/8/2019 Insufficient Reserves (0%)
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	Queens Boro Tower	Long Island City, NY 11101	3/17/2020 Project does not meet agency pre-sale requirement of 50%. Project also does not allocate 10% to reserves on the budget. They are allocating 7.29%.
NY	River House at Sleepy Hollow	Long Island, NY 11101	12/9/2015 20% presale & owner occupancy
NY	Rochelle Court	Brooklyn, NY 11236	2/24/2020 Delinquency for HOA Dues is 71.88%. Agency tolerance is 15%. Project ineligible.
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.

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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	Stella Tower	New York, NY 10019	2/18/2020 69% commercial, no reserve allocation
NY	Stratford Arms	Conger, NY 10920	7/19/2017 Litigation - Slip and Fall
NY	Sunset Cove	Bronx, NY 10465	9/6/2019 Budget is not allocating sufficient reserves.
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
NY	Waterways	Moriches, NY 11955	10/16/2015 HOA Suing developer of adjacent project
NY	Wellington at Essex Park I	Staten Island, NY 10314	11/27/2019 Single entity at 56%
NY	Wyndham House Owners Corp	Lynbrook, NY 11563	4/18/2019 Pending lawsuit has reservation of rights Insufficient Reserves
OH	Camelot	Newark, OH 43055	4/24/2020 Insufficient Insurance
OH	Camelot	Newark, OH 43055	4/24/2020 Leasing Restrictions - No FHA
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 Heights	Columbus, OH 43228	4/2/2020 Insufficient Insurance
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	Orenco 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	Mont Clare, PA 19453	11/25/2019 Litigation - Reservation of Rights
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

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PA	Needleworks	Royersford, PA 19468	3/10/2020	Single entity 75%
PA	Needleworks	Royersford, PA 19468	3/10/2020	Single Entity 79.55%
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	Smythe Stores	Philadelphia, PA 19106	11/5/2019	Project is ineligible due to large deficit on 2019 budget and single entity ownership is out of agency tolerance.
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 mgmt co recv'd. need to flip to LP OR fidelity bond for the HOA with mgmt 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	Charleston, 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	Brighton at Kingston Plantation	Myrtle Beach, SC 29572	5/26/2020	Project operating as condotel per FNMA project standards email.
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	5/7/2020	Litigation - Structural Defects & Water intrusion
SC	Daniels Landing	Daniel Island, SC 29492	5/7/2020	Pending litigation for structural defects. Defects not cured.
SC	Daniels Landing	Daniel Island, SC 29492	5/7/2020	The litigation does not meet Fannie Mae/Freddie Mac guidelines. Litigation relates to structural soundness and habitability and involves substantial monetary issues.
SC	Daniels Landing	Daniel Island, SC 29492	5/7/2020	Structural Litigation
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
SC	Devonshire	MYRTLE BEACH	6/16/2020	Inadequate insurance and the lack of ordinance/law single entity over 10% 0% reserves
SC	Dove Run	Charleston SC 29412	5/25/2018	Insufficient fidelity
SC	Egrets Walk	Mount Pleasant, SC 29466	6/5/2020	litigation for multiple construction defects
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 Construction defects
SC	Peninsula on James Island	Charleston, SC 29412	5/2/2017	Ongoing mold/ construction defect litigation
SC	Peninsula on James Island	Charleston, SC 29412	11/9/2015	Construction and Structural defects
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%

**Condo Ineligible Log as of 6-17-20**

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 Condotel. 1/8 reconsidering - GR
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	Woodhill Place	North Charleston, SC 29406	6/9/2020 Loan is guide ineligible due to delinquency %
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
TX	Bristol	Houston, TX 77056	1/13/2020 Ineligible for litigation. HOA defendant, possibly on the hook for over \$1mil, possible loss of value due to losing parking spaces, no evidence of insurance carrier defending.
TX	Cliff House	Corpus Christi, TX 78401	1/15/2019 Insufficient Fidelity Bond coverage
TX	El Dorado Way	Webster, TX 77598	10/9/2019 Insufficient Insurance
TX	Hammerly Woods	Houston, TX 77043	6/15/2017 Annual Reserve Contribution <10%.
TX	Harbor Cove	Galveston, TX 77554	2/18/2020 Insufficient Master Flood Insurance
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	Black Rock Ridge	Kamas, UT 84036	6/16/2020 LCOR Approved
UT	Daybreak Carriage Home	South Jordan, UT 84095	8/3/2017 Structural Litigation
UT	Lodge at Stillwater	Herber City, UT 84032	12/11/2019 Due to single entity owning more than 46%, majority voting rights not in favor of HOA and single phase not completed.
UT	Parkite	Park City, UT 84060	12/14/2016 Single Entity > 10%
UT	Silverado	Park City, UT 84098	2/17/2020 Project is ineligible due to the unit owners are not allowed to live full time in the unit. Per Declarations section 6.8.
VA	Alta Vista	Arlington, VA 22203	5/19/2015 > 25% commercial space or allocated to mixed-use.
VA	Atrium	Arlington, VA 22209	10/15/2019 Litigation with Reservation of Rights 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

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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	Onville Heights	Stafford, VA 22556	3/10/2020	Project is ineligible for an investment unit transaction at an LTV higher than 75%.
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	Burien Town Square	Burien, WA 98166	11/13/2019	Litigation for structural defects
WA	Greens at Homestead	Lynden, WA 98264	10/30/2019	6 unit project not operating as a condo, ineligible.
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	Tiburon	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.