

Condo Ineligible Log as of 3-10-21

State	Project Name	Project Location	Decision Date	Ineligible Project
AL	Bent Tree	Mobile, AL 36609	2/10/2021	Delinquencies greater than 15%
AL	Caribe	Orange Beach, AL 36561	3/2/2017	Condotel Condotel Insufficient reserves
AL	Phoenix III	Orange Beach, AL 36561	2/23/2017	Non-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	Casa Bella II	Fountain Hills, AZ 85268	2/2/2021	Insufficient Insurance
AZ	Catalina Point	Hot Springs National Park, AR 71913	3/8/2021	Project is ineligible due master insurance not having Ordinance/Law coverage. This is an agency requirement for project reviews.
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	Copper Star	Tucson, AZ 85719	1/25/2021	insufficient master crime/fidelity coverage.
AZ	Copperstone	Sun City West, AZ 85375	6/24/2020	Mandatory Membership
AZ	Copperstone	Sun City West, AZ 85375	6/24/2020	Mandatory Memberships
AZ	Four Peaks	Fountain Hills, AZ 85268	10/8/2015	Developer rents 41.5%, overall investor concentration 88.4%.
AZ	Greenbrier	Tempe, AZ 85282	7/30/2020	insufficient reserve contributions.
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
AZ	Tapadero	Dewey, AZ 86327	9/10/2020	Governing docs require a master policy and borrower has individual policy.
AZ	Village Four	Scottsdale, AZ 85258	12/28/2020	Previously approved 11/17
CA	133 Promenade Walk	Long Beach, CA 90802	1/28/2021	Non-Incidental Income at 26.35%
CA	150 Powell Street	San Francisco, CA 94102	5/15/2018	Excessive commercial
CA	837-843 11th Street	Santa Monica, CA 90404	4/29/2019	Single entity over 49%
CA	1245 Orange Grove	Glendale, CA 91205	6/8/2015	PERS required. 2007 Non-Gut Conversion, 62.5% rentals developer owned. Pooled insurance.
CA	2415 Rockefeller Lane	Redondo Beach, CA 90278	9/20/2018	ins
CA	2519 Rockefeller Lane	Redondo Beach, CA 90278	5/7/2018	Single Entity
CA	4211 Redwood Ave		6/13/2017	construction defect litigation Investment transaction. Current investor concentration > 55%.
CA	5264 3rd St	San Francisco, CA 94124	3/10/2017	
CA	5800 Third Street	San Francisco, CA 94124	10/4/2018	Construction Defect Litigation
CA	Abbington	San Ramon, CA 94583	8/21/2020	Litigation - Structural
CA	Aldea Dos Vientas	Newbury Park, CA 91320	12/7/2020	Litigation - Structural Defects
CA	Aldea Dos Vientos	Newbury Park, CA	7/28/2015	Construction Defects
CA	Apple Hill	Watsonville, CA 95076	7/10/2017	Investor concentration over 50%
CA	Aqua 388	Long Beach, CA 90802		Construction defects against developer
CA	Aqua 488	Long Beach, CA 90802	4/25/2016	Construction defects against developer
CA	Aqua 488	Los Angeles, CA	10/27/2015	Construction defects against developer
CA	Aqua 488	Los Angeles, CA	9/20/2016	Litigation, structural defects.
CA	Atlantic Times Square	Monterey Park, CA 91754	7/27/2015	> 25% commercial.. Single Entity > 10%. No Budget. Public Report/Offering unavailable.
CA	Aurora at Riviera Del Sol	San Diego, CA 92109	3/28/2017	Pending litigation for structural defects.
CA	Azzurra	Marina Del Rey, CA 90292	10/28/2015	Looks like you completed a Litigation on this Project in Aug.
CA	Barker Block		12/23/2015	Litigation review - Structural defects against developer
CA	Bayside, CA	San Diego, CA	1/19/2016	Structural defects
CA	Beach Cliff	Long Beach, CA 90802	3/2/2016	20% single entity
CA	Beachwood	San Clemente, CA 92672	4/17/2018	Insufficient Insurance
CA	Beacon	San Francisco, CA 94107	10/13/2015	Structural defects
CA	Belvedere at Northgate	Vallejo, CA 94591	6/5/2018	Litigation - structural defects

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CA	Beverly Westwood HOA	Los Angeles, CA 90042	8/10/2018 Single entity at 54%
CA	Birchwood	Reseda, CA 91335	7/24/2020 Insufficient reserves
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	Brighton Springs	Costa Mesa, CA 92627	3/1/2021 Condominium subject to ground lease/leasehold
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	Carroll Canyon	San Diego, CA 92126	10/20/2020 CPM approved
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
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.
CA	Eastern Columbia Lofts	Los Angeles, CA 90014	Litigation against developer for structural defects
CA	Eastern Columbia Lofts	Los Angeles, CA 90014	12/2/2015 Ineligible due to structural litigation. Reviewed back in June 2015.
CA	Eastern Columbia Lofts	Los Angeles, CA 90014	12/2/2015 Litigation against developer for structural defects
CA	El Niguel Terrace	Orange, CA. 92677	7/16/2015 Litigation for construction/engineering defects
CA	Embarcadero Lofts	San Francisco, CA 94105	8/2/2016 Leased Parking by developer.
CA	Encino Oaks	Encino, CA 91316	2/29/2016 construction defects
CA	Encino Oaks	Encino, CA 91316	6/20/2017 Budget Reserves 1.5%, not following reserve Study and Litigation
CA	Excelsior at Americana at Brand	Glendale, CA 91210	11/19/2019 Structural defect litigation
CA	Excelsior at Americana at Brand	Glendale, CA 91210	2/7/2020 Litigation - Construction Defects
CA	Excelsior at the Americana at Brand	Glendale, CA 91210	4/16/2019 Litigation - Construction Defects
CA	Excelsior at the Americana at Brand	Glendale, CA 91210	4/16/2019 Litigation - Structural Defects
CA	Excelsior at the Americana at Brand	Glendale, CA 91210	4/16/2019 Litigation against developer for construction defects.
CA	Fioli Homeowners	San Ramon, CA 94583	5/22/2019 Construction defect litigation
CA	Forest Glen	Winnetka, CA. 91306	4/12/2016 Insufficient Reserves
CA	Garden Grove Village	Santa Ana, CA 92705	3/20/2017 No Master Flood Ins Policy
CA	Garden Grove Village	Santa Ana, CA 92705	8/15/2017 The master does not provide a condo flood insurance policy.
CA	Gentry Villas	San Diego, CA 91910	3/26/2015 insufficient reserves

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CA	Golden Gateway Commons II	San Francisco, CA 94111	7/15/2019 Pooled property insurance with unaffiliated projects.
CA	Harbor Hazard	Santa Ana, CA 92703	6/8/2018 Ineligible - Insufficient Flood coverage
CA	Harbour Vista	Huntington Beach, CA 92649	2/15/2021 Leasehold Estate. Investment concentration 62.5%
CA	Highland Glen	Fremont, CA 94539	3/3/2017 Single entity over 10% (16.67%)
CA	Highlands	Sacramento, CA 95826	10/24/2016 70% Investor concentration
CA	Hills at Yorba Linda	Yorba Linda, CA	3/30/2017 Litigation - Structural Defects
CA	Huntington Beach Gables	Huntington Beach, CA 92649	11/10/2020 Leasehold
CA	Huntington Harbor Village	Huntington Beach, CA 92649	6/2/2020 Manufactured Home Condo
CA	Icon	San Diego, CA 92101	8/31/2015 Structural defects
CA	Infinity Owners	San Francisco, CA 94105	6/17/2019 Litigation on Construction defects. 6-17-19
CA	Inglewood Crossroads	Inglewood, CA 90301	4/6/2016 29% delinquent and possible pooled insurance.
CA	King David of Sunny Isles Beach	North Miami Beach, FL 33160	8/14/2018 master ins/h06
CA	Kingswood Village	Kings Beach, CA 96143	9/23/2020 Insufficient Insurance
CA	Laing's 1st Edition	Ontario, CA 91762	1/14/2020 major financial litigation pending
CA	Library Court		3/18/2016 Structural litigation against developer
CA	Library Court	Los Angeles, CA 90017	Structural litigation against developer
CA	Luminaria	Oxnard, CA 93036	7/2/2020 Litigation - Construction Defects
CA	Luminaria	Oxnard, CA 93036	11/6/2019 Litigation - Construction Defects
CA	Marina Pacifica	Long Beach, CA 90803	2/28/2017 Litigation
CA	Market Lofts	Los Angeles, CA 90015	5/21/2018 Litigation over construction defects.
CA	Meadow Brook Village	Freemont, CA 94536	3/27/2018 Pending Litigation for Structural Defects
CA	Meadow Brook Village	Freemont, CA 94536	9/13/2018 Structural Defects against HOA impairing safety
CA	Meadows	Lodi, CA 95240	10/19/2016 Non-Gut Conversion
CA	Meadows at Kirkwood	Kirkwood, CA 95646	11/3/2017 Condotel
CA	Mesquite Country Club	Palm Springs, CA 92264	1/4/2021 Project is unavailable in Fannie's system. Fannie notes unacceptable mandatory memberships therefore ineligible.
CA	Millwheel North		3/15/2016 Structural litigation against the developer
CA	Montage	Livermore, CA 94551	2/19/2019 Structural defects.
CA	Monte Vista Villas	Oakland, CA 94605	6/15/2015 Litigation - construction defects not mitigated
CA	Monte Vista Villas of Oakland	Oakland, CA 94605	construction defect litigation
CA	Northgate Cottages at Silverado	Napa, CA 94558	3/1/2020 lock out units
CA	Oak Creek Villas	Santa Maria, CA 93455	7/14/2016 Specific loan transaction is Ineligible due to loan transaction is an Investment Property.
CA	Oak Park Village	Visalia, CA 93291	12/1/2020 Insufficient Insurance
CA	One Thousand Westgate	Los Angeles, CA 90049	2/22/2017 No boiler & machinery coverage
CA	Orange Tree	Irvine, CA 92618	6/4/2015 6/4 Slip n Fall litigation amount unknown
CA	Park 47	Santa Ana, CA 92704	6/15/2015 Single entity 10.6%, no budget reserves,
CA	Park Ocean	Long Beach, CA 90802	10/26/2016 Investor Concentration > 50% (Investment Transaction)
CA	Park Terrace East Village	San Diego, CA	10/6/2016 Construction litigation
CA	Park Villa HOA	Los Angeles, CA 90020	8/31/2015 Structural defects
CA	Park Villa HOA	Los Angeles, CA 90020	8/27/2015 Litigation for structural repairs. Insufficient Fidelity Insurance.
CA	Parkwood	San Luis Obispo, CA 93401	5/31/2016 Single Entity > 10%
CA	Parkwood Slymar	Glendale, CA 91204	12/13/2016 Insufficient Reserves - 5%
CA	Plaza - Irvine	Irvine, CA 92612	11/11/2015 Pending litigation for structural defects Ineligible due to Construction/Structural Defects, Electrical/Plumbing Defects; Mold, Roof Leakage, Water Intrusion and Structural Cracks. All parties
CA	Plaza - Irvine	Irvine, CA. 92612	11/11/2015 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%

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CA	River Oaks	Riverside, CA 92505	2/8/2021 Excessive single entity ownership of 77%
CA	Riverbend Master Assoc	Orange, CA 92805	11/23/2015 Master Association has structural damages, in litigation.
CA	Riverside Arms	Sherman Oaks, CA 91423	12/30/2020 Limited Approved
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	Savannah Terrace	San Diego, CA 92128	1/22/2021 Limited Approved
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	Shybar 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	Silverado Cottages	Napa, CA 94558	7/21/2020 possible condotel
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	Sommerset Villas	Escondido, CA 92026	10/7/2020 Insufficient Reserve Contributions 5.88%
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. Does not meet Replacement Reserves of 10%.
CA	Sunrise Point	San Diego, CA 92115	4/19/2017 Replacement Reserves are 9.08%, no reserve study to support.
CA	Sutter's Mill Neighborhood	Orange County, CA	5/17/2016 Structural Defects Project ineligible due leasing restriction within the Declarations per FHA SUA guidelines. Leasing restriction does not allow a tenant within the first
CA	Tara Hill	Culver City, CA 90230	1/13/2021 year of ownership. Investor concentration over 50%
CA	Tarzana Capri	Tarzana, CA 91356	4/6/2017 Reserves less than 10%
CA	Third Laguna Hills Mutual	Laguna Hills, CA 02220	3/17/2015 3/17 Litigation does not have amount = ineligible
CA	Third Laguna Hills Mutual	Laguna Hills, CA 02220	3/17/2015 Litigation does not have amount = ineligible. Still unacceptable.
CA	Town Square	Huntington Beach, CA 92647	2/20/2017 Single entity owns over 10%
CA	Tremont Village	San Diego, CA 92102	10/19/2015 Single Entity >10%
CA	Tres Robles I	Canyon Country, CA 91387	11/24/2015 Insufficient reserves; Reserve study not followed
CA	Treviana at Lomas Verdes	San Diego, CA 92101	2/11/2016 construction and structural defects
CA	Tuscany Hills	San Jose 95136	4/21/2015 4/21 structural/developer litigation ineligible
CA	Tuscany Hills	San Jose, CA 95136	10/7/2015 structural defect against developer
CA	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	University Park	Irvine, CA 92612	3/2/2021 Possible PUD - requestor is aware of this

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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
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	Beaver Run	Breckenridge, CO 80424	2/11/2021 Project is ineligible due to time share units. Excessive commercial, 61%
CO	Buck Creek Plaza	Avon, CO 81620	6/3/2019 Single entity issue
CO	Campus West	Fort Collins, CO	2/23/2016 Single entity 14.2%, 90% investor concentration.
CO	Campus West	Fort Collins, CO 80525	3/8/2016 Single Entity 14.2%, 90% Investor Concentration
CO	Chamberlain Place	Boulder, CO 80305	6/13/2016 44% Excess commercial
CO	Chamberlain Place	Boulder, CO 80305	6/13/2016 PW2016137655
CO	Cherokee Street	Littleton, CO 80120	5/3/2017 Single Entity 80%
CO	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	East Village Flats at Vantage Pointe	Broomfield, CO 80023	10/29/2020 Structural defect litigation
CO	Fraser Crossing Founders Pointe	Winter Park, CO 80482	9/29/2017 Condotel - not full size kitchens, daily rentals, online & onsite bookings, etc. Pending litigation for structural defects against developer
CO	Highlands at Stongate North	Colorado Springs, CO 80134	
CO	Keator Grove	Carbondale, CO 81623	7/20/2020 Project has a single entity that owns 37.50% of the units in the project. Freddie tolerance is 25%. Project is ineligible.
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. .
CO	Watersong	Longmont, CO 80501	8/13/2020 Insurance covering to ACV on roofs.
CO	Yacht Club	Westminster, CO 80030	3/5/2021 Litigation - Construction Defects
CT	Blackstone Village II	Meriden, CT 06450	1/29/2020 Rec lease - term ends Aug 2021. No renewal available. Ground and Recreation Lease. Project is Ineligible, but Sales has asked us to not decline while she tries to get additional information. Showing as
CT	Casagmo	Ridgefield, CT. 06877	6/2/2016 'Conditions Requested' although declined.
CT	Embassy Towers	Bridgeport, CT 06604	7/29/2020 Insufficient reserve contribution (4.29%). Freddie declined request for Waiver. Insufficient reserves, insurance, and legal doc issues.
CT	Harbor House at Greenwich Point	Old Greenwich, CT 06870	4/30/2018
CT	Oak Meadows	Brookfield, CT 06804	12/18/2020 const. defect litigation

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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	3/8/2021 Excessive commercial space 54%
CT	Taylor Street	Stamford, CT 06902	10/15/2019 54% Commercial Space
CT	Thompson Gardens	East Haven, CT 06513	2/2/2021 Insufficient crime/fidelity coverage.
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.
CT	Woodbridge	Manchester, CT 06042	8/14/2020 PEW denied for excessive delinquency
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	View	Washington, DC 20002	12/4/2020 Project is not eligible for FHA SUA due to the project is new construction. PER FHA SUA guidelines project can not be new construction.
DC	Washington Mews	Washington, DC 22209	8/1/2016 Single entity owns 44%.
DE	Ashton	New Castle, DE. 19720	10/12/2015 Slip and Fall litigation. Amount unknown.
DE	Concord Point Village	Millsboro, DE	5/10/2016 Ineligible, not 50% o/o or 2nd home on new construction Single entity over 10%
DE	Concord Point Village	Millsboro, DE 19966	12/21/2017 Insufficient insurance coverage
DE	Downtown Area	Lewes, DE 19958	9/27/2017 50% Commercial
DE	Estates at Fairway Village	Ocean View, DE 19970	11/8/2017 Single Entity >10% and Budget Reserves <10%.
DE	Forj Lofts	Rehoboth Beach, DE 19971	6/14/2016 37% delinquencies, no reserves, co-insurance
DE	Greenway Lane	Dover, DE 19904	3/24/2017 Insufficient budgeted reserves
DE	Hearthstone Manor at Milford	Milford, DE 19963	7/20/2016 Single Entity > 10%
DE	Hearthstone Manor at New Milford - Village III	Milford, DE 19963	5/31/2017 Single Entity >10%
DE	Hearthstone Manor at New Milford Village V	Milford, DE 19963	8/21/2017 Project does not have a budget
DE	Houston Acres	Millsboro, DE 19966	10/30/2017 Single entity - 62.5% developer owned/rented
DE	Newtown Homes	Newark, DE 19702	5/31/2016 No reserves or reserve study
DE	Plantations	Lewes, DE 19958	6/16/2015 Insufficient reserves Litigation Ineligible due to current Health/Safety issue. Presence of MOLD which has cause an 'extreme' Health and Safety issue for the Condo Project,
DE	Point at Bethany Bay	Ocean View, DE. 19970	5/18/2016 Unit Owners, Common Areas and Visitors.
DE	Point at Bethany Bay	Ocean View, DE. 19970	5/18/2016 Litigation still Ineligible. Addt'l conditions requested.
DE	Rockland Mills	Rockland, DE 19732	9/4/2020 Association has no evidence of flood coverage for the subject unit.
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 Condometel Association has no evidence of flood coverage for the subject unit.
DE	Terraces	Rockland, DE 19732	10/9/2020
FL	David William Hotel		11/16/2020 Formerly a Hotel (Non-Gut Conversion). Unavailable in CPM.
FL	Glen Manor	Bonita Springs, FL 34134	12/14/2020 Association requires approval of prospective tenants. Project is ineligible due to litigation regarding current construction defects. Agency will not allow for litigation regarding construction defects that have
FL	Jameson Place		11/23/2020 not been repaired and cured.
FL	14th Street Townhomes	Pompano Beach, FL 33062	12/21/2020 Single entity ownership at 38%
FL	14th Street Townhomes	Pompano Beach, FL 33062	2/16/2021 SEO at 27.78%
FL	14th Street Townhomes	Pompano Beach, FL 33062	2/16/2021 SEO at 38.89%
FL	101 Lofts	West Palm Beach, FL 33401	6/11/2015 Inadequate insurance. Commercial space > 25%
FL	101 Lofts	West Palm Beach, FL 33401	9/14/2020 Unsatisfactory insurance. Association does not have a property/hazard policy solely in their name.
FL	220 Meridian	Hialeah, FL 33012	1/28/2019 No reserve contributions; Single Entity 33.33%; 67% Investor Concentration

Condo Ineligible Log as of 3-10-21

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	18975 Collins	5050 Miami, FL 33126	11/3/2020	Insufficient insurance. No evidence of wind coverage and 80% coins with no current appraisal or RCE.
FL	Adams Place	Sunny Isles Beach, FL 33160	2/18/2021	PERS Required - Insufficient Reserves
FL	Altamonte Heights	Tallahassee, FL 32301	9/30/2020	Insufficient reserves and single entity ownership exceeding 25%.
FL	Ambassadors East	Altamonte Springs, FL 32701	8/31/2016	Investor concentration > 50%. OO & 2nd Home ONLY
FL	Andor Plaza	Highland Beach, FL. 33487	5/11/2016	Ground lease
FL	Apex at Park Central No.1	North Miami Beach, FL 33162	11/6/2020	Insufficient Insurance
FL	Aquarius	Doral, FL 33178	12/19/2019	Ineligible for FHA SUA due to resale and leasing restrictions.
FL	Arbour Townhouse	Riviera Beach, FL 33404	7/17/2017	Pending litigation for Structural/Safety concerns.
FL	Arcadia	North Miami, FL 33261	11/4/2016	30% delinquencies
FL	Aria on The Bay	Miami Beach, FL 33139	2/24/2021	Insufficient crime/fidelity coverage.
FL	Ashton Oaks at Riverhall	Miami, FL 33132	2/20/2018	Insufficient budgeted reserves (at 4.97%)
FL	Atlantic Gardens	Alva, FL 33920	2/11/2019	mandatory membership
FL	Atlantis A	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	Attache Garden	Jensen Beach, FL 34957	9/5/2017	Budgeted reserves less than 10%
FL	Avellino Isles	Hollywood, FL 33019	9/28/2020	inadequate flood insurance, co-insurance
FL	Aventine at Miramar	Naples, FL 27201	6/2/2015	Litigation does meet Fannie Mae Selling Guide, Section B4-2.1-02
FL	Azure	Hollywood, FL 33025	1/12/2021	Single entity ownership is at 37% and the loan is Unavailable for sale to FNMA/FHLMC.
FL	Bal Harbour Resort	Fort Walten Beach, FL 32548	10/2/2015	CondoTel
FL	Bay House Miami	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 Park Towers	Miami, FL 33137	8/3/2018	Litigation - Construction Defect
FL	Bayshore	Miami, FL 33137	5/21/2015	Insufficient reserves
FL	Bayshore at Vista Cay	Tampa, FL 33611	2/23/2021	Insufficient reserve contributions.
FL	Bayshore Royal	Orlando, FL 32819	6/1/2018	Unavailable in CPM - Condotel - declaration requires owner check-in
FL	BCC North Residential	Tampa Bay, FL 33606	8/3/2018	No annual reserve allocation
FL	Beach Club Two of Hallandale	Hallandale Beach, FL 33009	8/2/2016	New Construction - FL projects require PERS approval
FL	Beache Residences	Sarasota, FL 34236	4/5/2018	Litigation - multiple cases not defended by insurance
FL	Beachside Key West Resort	Key West, FL 33040	12/3/2019	DreamBig
FL	Bentley at Cobbs Landing	Palm Harbor, FL 34684	6/25/2019	Single entity at 63%
FL	Bermuda Isles II	Bonita Springs, FL 34134	6/16/2015	Project is ineligible due to exceeding single entity requirements.
FL	Beverly Hills No.10	Hollywood, FL 33021	3/22/2016	Mandatory Club Membership
FL	Blue Lagoon	Miami, FL	4/2/2020	Ineligible for insufficient reserves.
FL	Blue Lagoon	Miami, FL 33126	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 Lake Townhouses	Pompano Beach, FL 33064	12/28/2019	Ineligible for delinquencies and litigation for breach of contract that cannot be considered minor.
FL	Boca Grande Club Phase I	Boca Grande, FL 33921	7/31/2020	Insufficient reserve contributions.
FL	Boca Teeca 7	Boca Raton, FL 33487	10/20/2020	90% coinsurance and no evidence of coverage being at 100% of replacement cost.
FL	Boca Verde East	Boca Raton, FL 33431	7/8/2015	Structural defects
FL	Bona Vista	Altamonte Springs, FL 32714	3/6/2020	Recreational amenity lease agreement
FL	Borghese at Hammock Bay	Naples, FL 34114	1/15/2021	Insufficient Insurance - ACV Roofs
FL	Boynton Landings	Boynton Beach, FL 33426	4/11/2019	Litigation - HOA is defendant in \$1.9MIL lawsuit. Insurance is not defending. Project has over 81% investment units. Our transaction is an investment transaction. Agency tolerance for investment ratio is 50% therefor our
FL	Brighton Place	Boston, MA 02135	4/2/2020	transaction is not eligible.
			2/19/2021	Single entity ownership at 44% as well as being Unavailable in CPM for project being incomplete.

Condo Ineligible Log as of 3-10-21

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	6/30/2020 Litigation
FL	Carriage Hills	Hollywood, FL 33024	6/30/2020 Litigation - Claim amounts unknown
FL	Carriage House	Miami Beach, FL 33140	12/30/2015 2015 & 2016 HOA not budgeting for replacement reserves.
FL	Carriage House	Miami Beach, FL 33140	12/30/2015 Budget w/no replacement reserves
FL	Casa Costa	Boynton Beach, FL 33435	4/5/2017 Condotel
FL	Casa Del Lago	Avon Park, FL 33825	9/9/2020 Project is ineligible due to not meeting established guidelines for Florida.
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 1)Insufficient crime/fidelity. Coverage is short by \$27,313. 2)Declarations show association approval is required for sales, leases, and transfers.
FL	Cayman I at Tarpon Bay	Naples, FL 34119	12/9/2020
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
FL	Century Park	Miami, FL 33174	1/11/2021 Project ineligible for insufficient insurance coverage. Policy has coinsurance and is not covered to 100% of its replacement cost per 2020 appraisal. 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	Chateau	Fort Lauderdale, FL 33304	2/12/2021 Single entity ownership at 27.78%
FL	Clipper	Miami, FL 33138	11/30/2016 Insufficient replacement reserves (5.38%)
FL	Club Quarters at Raintree	Pembroke Pines, FL 33025	8/24/2020 Insufficient Reserve contributions (0%)
FL	Coachman Creek	Clearwater, FL 33765	7/23/2020 litigation for safety, structural soundness, and habitability.
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
FL	Colony Reef Club	Saint Augustine, FL 32080	2/24/2021 Association is operating as a condotel. Insufficient Reserves Condotel Excessive Commercial
FL	Commodore Plaza Centre	Miami, FL 33133	3/30/2017 Single entity over 10%
FL	Concord Village VII	Fort Lauderdale, FL 33321	10/13/2020 Insufficient reserve contributions. HOA waived reserves for 2020.
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	8/31/2020 Litigation over construction defect
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

Condo Ineligible Log as of 3-10-21

FL	Country Lakes (Winter Haven)	Winter Haven, FL 33881	7/15/2020 Project is Ineligible due to leasing restrictions within the legal documents.
FL	Country Manors	Delray Beach, FL 33445	2/28/2021 mandatory membership due to a recreational lease.
FL	Country Manors	Delray Beach, FL 33445	2/28/2021 Mandatory membership due to recreational lease
FL	Countryside	Davie, FL 33024	3/1/2021 Litigation - Construction Defects
FL	Courts at Doral Isles	Miami, FL 33178	12/1/2020 Insufficient insurance & Delinquencies greater than 15% 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	3/5/2021 breach of contract litigation vs the association that cannot be considered minor.
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% Mandatory Membership
FL	Edgewater Beach Resort	Panama City Beach, FL 32407	6/5/2020 Condotel
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	Elan at Calusa XII	Miami, FL 33186	11/9/2020 Ineligible due to the associations insurance covering the roof of the building to Actual Cash Value vs Replacement Cost.
FL	Eldorado Tower	Aventura, FL 33180	10/30/2020 Ineligible for construction defect litigation that is still ongoing and repairs have not been 100% completed.
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	Emerald Tower	Pompano Beach, FL 33062	9/25/2020 Insufficient reserve contributions (8.35%) and for having a recreational lease that has not been closed/satisfied.
FL	Epic West	Miami, FL 33131	4/22/2019 Construction Defect

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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	Exeter at Century Village	Boca Raton, FL 33434	2/7/2021 Recreational long term lease where Builder/Developer retained ownership interest.
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 33009	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. Mandatory memberships
FL	Five Towns of St Petersburg No 300	Saint Petersburg, FL 33709	5/1/2019 Delinquencies over 15%
FL	Fontainebleau Gardens	Miami, FL 33126	10/27/2020 Insufficient insurance. Association is covering to 80% of the projects replacement cost.
FL	Fountainbleau Lakes Courtyards West	Miami, FL 33172	5/21/2020 Litigation for construction defects pending to be repaired.
FL	Four Ambassadors	Miami, FL 33131	12/10/2020 Project was converted from a hotel to condo and was not a full gut rehabilitation.
FL	Foxcross	Stuart, FL 34997	5/22/2019 Upfront and periodic mandatory membership
FL	Futura Gables	Miami, FL 33155	10/5/2018 Coinsurance
FL	Galeria	Miami Beach, FL 33140	2/5/2019 Insufficient Fidelity coverage
FL	Golden Arrow	Boca Raton, FL 33432	9/22/2015 Inadequate reserves and Master Ins
FL	Golden Gate	Miami Beach, FL 33140	11/7/2017 Insufficient Insurance - Policy has 80% co-insurance. Not insured to 100% of the insurance appraisal. Excludes windstorm as well.
FL	Grand	Miami, FL 33132	12/15/2020 Short term rentals and residential board only holds 2 out of 7 positions.
FL	Grand at Olde Carrollwood	Tampa, FL 33168	12/19/2016 only eligible as o/o & 2nd.
FL	Grand Venezia at Baywatch	Clearwater, FL 33764	8/9/2018 Non-minor pending litigation.
FL	Grand Venezia at Baywatch	Plant City, FL 33565	8/9/2018 HOA is plaintiff in non-minor litigation.
FL	Green Diamond	Miami Beach, FL 33140	1/10/2020 Submitted to Wells
FL	Greens at Doral	Doral, FL 33178	10/27/2020 Litigation which is affecting the marketability of the project. Litigation cannot be considered minor.
FL	Greens of Town Country	Tampa, FL 33615	12/18/2019 reserves and delinquencies
FL	Greenstone at Aberdeen	St Johns, FL 32259	7/15/2019 Pending litigation for structural/construction defects.
FL	Greenway Village South No.4	Royal Palm Beach, FL 33411	3/20/2020 Ineligible for Full Review due to insufficient reserve contributions.
FL	Grove Isle	Coconut Grove, FL 33133	3/22/2018 Mandatory Membership - Litigation - Insufficient insurance
FL	Grove Palms I	Miami, FL 33133	3/15/2017 No reserves
FL	Grove Resort & Spa	Winter Garden, FL 34787	8/8/2019 Occupancy Restrictions
FL	Grove Resort & Spa	Winter Park, FL 34787	10/18/2018 Condotel, occupancy restrictions.
FL	Grove Resort & Spa	Orlando, FL 32801	4/22/2019 Occupancy restrictions
FL	Gulf & Bay		11/20/2017 Condotel
FL	Hamptons at Metrowest	Orlando, FL 32835	11/26/2019 litigation - structural and construction defects
FL	Hamptons West		3/6/2017 Replacement Reserves 5.4%, not following reserve study. Building Ordinance or Law not offered by insurance carrier.
FL	Harbour Isle at Hutchinson Island	Fort Pierce, FL 34949	3/23/2016 Structural defects
FL	Harbour Isle West	Fort Pierce, FL 34949	3/14/2016 Structural defects
FL	Hawthorne at Lely Resort	Naples, FL 34113	2/14/2020 Mandatory membership to a Golf Club and also owned by developer.
FL	Heather Hill Apartments No XVI	Dunedin, FL 34698	6/13/2017 Ground lease does not meet Fannie or Freddie guidelines.
FL	Heather Hill Apt No.III	Dunedin, FL 34698	1/8/2020 Ineligible due to 100Yr land lease.
FL	Hemispheres	Hallandale Beach, FL 33009	10/22/2018 Insufficient budgeted reserves
FL	Heritage Square	Miami, FL 33157	8/27/2015 Insurance policy excludes wind coverage.
FL	Hialeah Club Villa	Hialeah, FL 33016	4/26/2019 Unacceptable Coinsurance
FL	High Point	Boynton Beach, FL 33435	5/2/2016 -0- replacement reserve collection for 2016. No reserve study
FL	Hillcrest Condominium No. 1	Hollywood, FL 33021	4/4/2016 No collection of replacement reserves.
FL	Hillcrest East No. 24	Hollywood, FL 33021	8/15/2017 Pending Litigation - Insurance is not defending
FL	Holly Court at Woodmont	Tamarac, FL 33321	3/29/2017 Insufficient budgeted reserves
FL	Holly Greens Villas	Naples, FL 34103	10/1/2020 Insufficient Insurance. 80% coins. Coverage is less than insurable replacement cost.
FL	Homestreet Lofts	Jacksonville, FL 32218	2/5/2020 single entity ownership at 41%

Condo Ineligible Log as of 3-10-21

FL	Horizons West	Miami, FL 33183	8/27/2015 Just a review of the budget. Reserves are not adequate.
FL	Hyacinth House	Fort Lauderdale, FL 33308	7/25/2017 Investor concentration over 50%
FL	Icon Brickell No. 1	Miami, FL 33131	3/21/2017 Litigation - structural defects
FL	Icon Brickell No. 3	Miami, FL 33131	8/24/2017 Condotel
FL	Iconbrickell Number Two	Miami, FL 33131	8/21/2018 Structural Defects
FL	Indigo Woods	Daytona Beach, FL 32114	2/5/2020 Ineligible for investor concentration at 77%. O/O&2nd homes only.
FL	Isla Merita I	Davie, FL 33228	9/22/2020 Association has no property insurance and declarations do not allow for individual policies.
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	Keystone Courts	Miami, FL 33172	9/30/2020 Insufficient Insurance.
FL	King Cole	Miami Beach, FL 33141	5/12/2020 Insufficient reserve contributions. 2020 budget approved with no reserves.
FL	King Mountain	Stuart, FL 34994	2/22/2021 Association is party to a land lease and associations crime/fidelity coverage is short.
FL	La Paz at Boca Pointe II	Boca Raton, FL 33433	1/11/2021 Ineligible for litigation on structural defects.
FL	La Paz at Boca Pointe II	Boca Raton, FL 33433	1/11/2021 Litigation on structural defects.
FL	La Paz at Boca Pointe II	Boca Raton, FL 33433	2/14/2020 Ineligible for litigation on structural defects Ineligible due to litigation. Cannot be considered minor, damages and personal injury. Cannot submit for a PEW because the project is Ineligible for Full
FL	La Via	Pembroke Pines, FL 33024	10/10/2019 Review for the loan being an investment and investor concentration is exceeding 70%.
FL	Lake House South	Boca Raton, FL 33432	Litigation - Mold Infestation project is Ineligible for FHA SUA for the following: 1)Association requires all leases to be approved by the board. 2)Crime/Fidelity insurance coverage is short by \$71,781.25.
FL	Lakes I	Clearwater, FL 33762	9/11/2020 Insufficient evidence the face amount of the master property policy is insured to 100% insurable replacement cost with 90% co-insurance.
FL	Lakes of Deer Creek	Deerfield Beach, FL 33442	4/23/2019 HOA Budget has social membership income not adequately addressed.
FL	Lakeside Hideaway at Bonita Springs	Bonita Springs, FL 34135	4/19/2019 Single entity at 53%
FL	Lakeview at Summerwind	Fort Myers, FL 33913	3/1/2017 Budget Reserve Allocation 7.7% 90% Coinsurance
FL	Lakeview Village No. 12	Orlando, FL 32857	10/5/2017
FL	Lakewood Villas	Miami Beach, FL 33155	8/12/2020 ineligible due to insurance being inadequate
FL	Lakewood Villas	Miami Beach, FL 33155	8/12/2020 Insufficient Insurance - 90% Coinsurance no AA or AV and no ord/law.
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% property PERS required. Litigation, single entity
FL	Latitude On the River	Miami, FL 33130	12/9/2019 Ineligible for structural litigation 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

Condo Ineligible Log as of 3-10-21

State	Property Name	Address	Date	Reason
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 be considered an occupancy restriction or black-out dates not permitting year-round owner occupancy.
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% 3.No reserve allocation or reserve account
FL	Marina Palms Residences South	Aventura, FL 33160	5/11/2018	
FL	Marina Real 2	Miami, FL 33185	7/19/2017	Budget Reserves 8.4%
FL	Mariner Village of Martin County	Stuart, FL 34997	10/24/2018	Single entity owns 62.5%
FL	Mariners Way at New Port Richey	New Port Richey, FL 34652	2/18/2021	Insufficient reserve contributions. 9.61%
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
FL	Midway Garden	Miami, FL 33126	10/29/2020	Insufficient reserve contributions.
				Reserve allocation is just under 10%
				Left a message for the condo mgr to request 2017 budget & explanation re: the Health club contract fee on budget.
FL	Mint		12/27/2016	Pending receipt. Called out the option for LTD review under the 2016 budget if the health club contract fee does not render project ineligible.
FL	Mirador	Miami Beach, FL 33139	7/23/2018	Litigation - Criminal Acts, Insurance not defending.
FL	Miramar Club	Miramar, FL 33025	2/17/2020	Insufficient reserves - 8.39%
FL	Mission Hills	Clearwater, FL 33759	10/13/2017	Ineligible leasehold.
FL	Montecristi Country Club	Deerfield Beach, FL 33064	10/8/2020	Insufficient Reserves
FL	Monterey at Lake Seminole	Seminole, FL 33772	6/7/2016	Insufficient reserves
FL	Monterey Villas	Naples, FL 34103	9/30/2020	Association has no master flood insurance in place for the units. Single entity owns over 10%
FL	Monteverde	Boynton Beach, FL 33426	7/26/2017	Inadquate insurance coverage.
FL	Moors Pointe	Hialeah, FL 33015	9/22/2020	HOA Insurance is inadequate
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.
FL	Naples Larchmont Club	Naples, FL 34105	11/27/2020	Ineligible due to association allowing 2 or more units to be evidence on a single deed and insufficient reserve contributions. 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	Oaks Park Homes of Tampa	Tampa, FL 33609	3/4/2021	Ineligible as a full review for the lack of an approved budget or one that shows adequate projected cashflow.
FL	Ocean Club	Melbourne Beach, FL 32951	1/22/2021	Ineligible due to insufficient insurance. Project has 80% coinsurance and is not covered to 100% of its replacement cost.

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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	7/15/2020	Litigation: Structural defects not remediated.
FL	Ole at Lely Resort	Naples, FL 34113	7/15/2020	Structural defects.
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	Orangebrook Golf Apts	Hollywood, FL 33021	11/27/2020	Insufficient Insurance. 80% coinsurance & project is not covered to 100% of replacement cost.
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
				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
FL	Paramount Bay	Miami, FL 33137	1/4/2018	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	Parc Vista	Miami, FL 33186	2/12/2021	Insufficient reserve contributions. 2021 budget approved without reserves.
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
				Project is ineligible for FHA SUA due to multiple leasing restrictions within the declarations.
FL	Pine Ridge at Lake Tarpon Village I	Tarpon Springs, FL. 34688	1/8/2021	
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	Pinnacle Port	Panama City Beach, FL 32413	3/5/2021	association is operating as a condotel due to facilitating vacation rentals through the association.
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 of America Part IV	North Miami Beach, FL 33160	9/14/2020	Insufficient reserve contributions. 3.97%
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	Provence	Boca Raton, FL 33433	8/5/2020	Insufficient reserve contributions. FHLMC also declined PEW.
				Project is ineligible due to water damage litigation not being resolved within two complaints. The claim exceeds the 10% of the reserve balance that
FL	Quandomain II	Hollywood, FL 33019	7/20/2020	the agency requires. This would be considered structural damage.
FL	Quantum on the Bay	Miami-Dade, FL 33132	10/8/2015	Litigation for structural defects. Investment Concentration 62%

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FL	Quarter Deck	Venice, FL 34285	8/28/2019	Insufficient Reserves
FL	Racquet Club Apartments at Bonaventure 8 South	Fort Lauderdale, FL 33326	8/18/2020	Mandatory membership paid to unaffiliated 3rd party.
FL	Racquet Club Apartments of Bonaventure 2	Weston, FL 33326	1/21/2021	insufficient crime/fidelity coverage.
FL	Racquet Club at Bonaventure 9A North	Weston, FL 33326	11/18/2015	Budget reserves less than 10%, Coinsurance endorsements not provided.
FL	Racquet Club of Kendale Lakes	Miami, FL 33183	3/4/2021	Ineligible for a breach of contract litigation that cannot be considered minor. 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.
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
FL	Rapallo	West Palm Beach, FL 33401	10/14/2015	Ineligible due to Zero Reserve Allocation and No Reserve Study. Project not eligible for FNMA or Non-Warr exception due to Investment Property and Balance Sheet does not support 100% of HOA total Income. Waiting for 2nd review and response from Gretchen prior to sending out final status. 10/14/15: per Gretchen okay to continue with add'l conditions. See file notes. Project is ineligible for insufficient insurance - ACV on the roofs.
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	
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 would be valid as of effective date of the acceptable insurance.
FL	Riverview Manor	Cocoa Beach, FL 32931	3/9/2017	
FL	Rolling Hills Golf and Tennis Club	Davie, FL 33328	5/23/2017	Budget - 6.84% Replacement Reserves no reserve study
FL	Roney Palace	Miami, FL 33139	8/30/2017	Commercial >50%, Hotel & Retail
FL	Roney Palace	Miami, FL 33139	8/30/2017	Excess Commercial over 50%, Hotel
FL	Roney Palace	Miami, FL 33139	8/30/2017	Hotel attached to condominium approximately 50% commercial
FL	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	Sabal Palm at Grandezza	Estero, FL 33928	2/5/2021	FNMA CPM showing project status as Unavailable due to mandatory membership
FL	San Matera the Gardens	Palm Beach Gardens, FL 33410	7/14/2015	Litigation is for construction defects.
FL	San Matera the Gardens	Palm Beach Gardens, FL 33410	2/16/2021	Insufficient reserve contributions and litigation that cannot be considered minor.
FL	Sandal Cove	Safety Harbor, FL 34695	10/12/2020	Insufficient reserves and active recreational lease.
FL	Sandprints	Miramar Beach, FL 32550	2/28/2020	insufficient reserve contributions

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FL	Savannahs 1	Fort Pierce, FL 34982	3/21/2018 Project is ineligible due to the developer still owning the recreational amenities.
FL	Savannahs 1, FL	Fort Pierce, FL 34982	1/5/2021 Active recreational lease. Developer is the owner of 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	Southpoint	Port Orange, FL 32127	2/1/2021 Project is operating as a condotel.
FL	St Augustine Ocean & Raquet Club	Saint Augustine, FL 32080	11/5/2020 Association operates as a condotel.
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	Stonebridge Lakes	Orlando, FL 32835	2/2/2021 60 day delinquencies at 23% Project is ineligible due to insufficient insurance coverage for the master association. Not insured to 100% replacement cost for the property coverage
FL	Summer Lake	Lauderdale Lakes, FL 33309	9/15/2017 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 and has owner reimbursement from rental program, resort area, licensed as a “vacation rental – condo” 2.>17% non-incidental income
FL	Sunbird	Panama City Beach, FL 32408	3/31/2017
FL	Sunrise Beach	Panama City Beach, FL 32413	10/27/2015 Ineligible - Condotel, daily rentals and onsite check-in registration desk.
FL	Sunrise Lakes III 5	Sunrise, FL 33322	3/19/2018 Inadequate replacement reserve allocation.
FL	Sunset Grove I	Clearwater, FL 33765	2/15/2021 Insufficient crime/fidelity coverage.
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	Tennis Club Davis	Fort Lauderdale, FL 33311	1/4/2021 60 day delinquencies at 20.83% and insufficient reserve contributions.
			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
FL	Terrace I at Cypress Trace	Naples, FL 34119	11/16/2016 unit owners have mandatory membership fees. Recommending ineligible due to mandatory membership to a club owned by a 3rd party.
FL	Terrace II at River Strand	Brandenton, FL 34212	1/5/2021 Structural defect litigation with only temporary repairs completed.
FL	Terrace Park of Five Towns #24	Saint Petersburg, FL 33709	9/29/2017 Amenities owned by 3rd party, mandatory
FL	Terrace Park of Five Towns #25	Saint Petersburg, FL 33709	11/22/2020 Ineligible per FNMA CPM showing the project as Unavailable for a mandatory membership.
FL	Terrace Park of Five Towns No. 23	Saint Petersburg, FL 33709	8/28/2020 Ineligible for Mandatory Membership per FNMA.
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	Tigertail Place	Miami, FL 33133	1/8/2021 Insufficient insurance coverage: 1) 80% coinsurance and the project is not covered to 100% of its replacement cost. 2) ACV on roofs.
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	Fort Lauderdale, FL 33324	3/5/2021 99 year rec lease
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

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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	Vacation Village	Clermont, FL 34711	11/27/2020	Association website facilitating vacation rentals and the project being marketed as a resort. 1) Association is operating as a condotel 2) Project is marketed as a resort
FL	Vacation Village	Clermont, FL 34711	2/22/2021	3) Ineligible for investments due to investor concentration at 77%. Condotel Non-Incidental Income
FL	Venture Out at Panama City	Panama City Beach, FL 32408	12/18/2020	
FL	Venture Out at Panama City	Panama City Beach, FL 32408	12/18/2020	Manufactured Homes
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	Village Square	Fort Lauderdale, FL 33317	8/17/2020	Delinquencies at 18.84% and zero reserve contributions.
FL	Villagio at Estero	Estero, FL 33928	8/11/2020	Insufficient insurance (Wind & Ord/Law).
FL	Villas at Christian Retreat		9/16/2020	Mandatory Membership
FL	Villas at Harbor Isle	Dania Beach, FL 33312	6/26/2017	Investor concentration over 50%
FL	Villas at Nautica	Miramar, FL 33027	8/4/2020	insufficient crime/fidelity coverage.
FL	Villas of Amberwood	Miami, FL 33178	1/21/2021	Ineligible for FHA SUA due to the condominium declarations confirming that the association requires approval of leases & tenants. 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	Emertville, 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	Westland Plaza	Miami, FL	10/9/2020	Insufficient insurance. 80% coins and coverage is less than 100% RC per RCE. Association also has no flood coverage in place for the subject building.
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 33172	7/29/2020	insufficient reserves.
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	Windsor at Sabal Walk	Longwood, FL 32779	11/19/2020	Insufficient reserve contributions. <1% reserves.
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	Woodmere at Jacaranda	Venice, FL 34293	8/31/2020	Mixed use project containing continuing care units
FL	Yacht Club at Portofino,	Miami Beach, FL 33139	11/9/2015	Structural/Construction Defects
FL	Yolanda Villas	Miami, FL 33126	11/23/2020	Insufficient flood insurance
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	Abercorn Market & Lofts	Savannah, GA 31401	7/16/2020	commercial space at 50% and single entity ownership is at 41%.
GA	Arbor Gate	Mableton, GA 30126	5/12/2017	>15% Delinquent & >10% Reserves
GA	Arbor Gate	Mableton, GA 30126	6/4/2018	Budget <10%

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State	Property Name	Address	Notes
GA	Argonne Forest	Norcross, GA 30093	Investor concentration over 50% -Delinquencies over 15% - 6/26/2019 Single entity over 20%
GA	Atlanta Georgetown	Chamblee, GA 30341	6/23/2020 Investor % over 50% - FHA SUA Only
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
GA	Dresden Heights	Atlanta, GA 30341	10/11/2019 Project is new construction. Not eligible for FHA SUA.
GA	Druid Forest	Atlanta, GA 30329	10/30/2020 Master insurance ineligible due to ACV on roof.
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% Single Entity = 78%; Developer still in control
GA	Enclave at Vantage Point	Atlanta, GA. 30327	3/18/2019 ltv increased
GA	Fair and Walker	Atlanta, GA 30313	10/9/2019 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
GA	Fairington Ridge	Lithonia, GA 30038	3/5/2020 tolerance is 50% and our transaction is an investment transaction.
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	Lawler Lofts	Carrllton, GA 30117	11/9/2020 Insufficient Insurance
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	Roswell Landing	Roswell, GA 30075	10/2/2020 Ineligible for FHA SUA due to insufficient crime/fidelity coverage
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	Stone Mill	Stone Mountain, GA 30083	2/25/2021 Fannie CVAS was declined. Project has 31% in delinquency's. Agency tolerance is 15%.
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 HOA is not allocating the required 10% in reserves for 2020 nor 2021. They are also not following a reserve study that was performed in 2011. Project
GA	Villages of Devinshire	Alpharetta, GA 30004	12/4/2020 is ineligible for a full review.
GA	Villages of Devinshire	Alpharetta, GA 30004	12/4/2020 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)

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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
ID	Tomlinson	Boise ID 83706	12/3/2020 Insufficient insurance. 90% coins. Not covered to 100% of replacement cost.
ID	Tomlinson	Boise, ID 83706	6/19/2020 90% Coinsurance. Not insured to 100% RC per Ins Appraisal. No Agreed Value/Amount
ID	Tomlinson	Boise, ID 83706	6/19/2020 90% Coinsurance. Not insured to 100% RC per Ins Appraisal. No Agreed Value/Amount
IL	175 East Delaware Place	Chicago, IL 60611	7/18/2020 >50% Commercial
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	1210-1212 W Roscoe	Chicago, IL 60657	12/30/2020 HOA is not allocating reserves on the budget which is an agency requirement on full reviews.
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	4840 N Sheridan	Chicago, IL 60640	2/2/2021 insufficient insurance
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	Catalpa Gardens	Chicago, IL 60613	8/31/2020 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	Four Lakes No. 3	Lisle, IL 60532	12/14/2020 60 day delinquencies at 25%
IL	Heritage	Evanston, IL 60202	12/17/2020 Project is ineligible due to leasing restrictions within the declarations. Per FHA guidelines leasing restrictions are not permitted.
IL	Jazz on the Boulevard	Chicago, IL 60653	5/24/2019 60+ day delinquencies > 15% (48.54%); 99 Year Ground Lease
<p>HOAQ Email: (Good Morning, This is our first interaction with the PRD, so my apologies if I'm asking dumb questions.</p> <p>We have a borrower in contract on a condo project which was relatively recently (February-or-so) converted from apartments. It's my understanding that this would fall into the "full-gut" guidance.</p> <p>We've learned that at least one lender who has successfully closed in the project has (allegedly) already submitted the project to Fannie Mae.</p> <p>Questions:</p> <p>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?</p> <p>2. What would be the fee, if any, required for this kind of project review? How is that typically paid (e.g., by developer prior to review, by borrower, invoiced to closing, etc.)?</p> <p>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 address those prior to pushing all of the paper and possible fee.</p>			
IL	Kramer Place	Northbrook, IL 60062	5/29/2018
IL	Michigan Ave Garden Terraces	Chicago, IL 60605	6/15/2017 Litigation, water/mold, Ins Co not handling the claim.
IL	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%
IN	Castlebay Woods	Indianapolis, IN 46250	5/9/2017 Single Entity exceeds 10% - Single Entity owns 39%.
IN	Castleton Farms	Indianapolis, IN 46256	11/11/2020 Project ineligible due to Declarations have leasing restrictions. This is not acceptable per FHA SUA guidelines.
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
LA	Hunters Forest	Lafayette, LA 70507	Fidelity bond expired in 6/2015 and was insufficient. They carried \$26,100 and needed \$34,800. 11/22/2016 It was not renewed per bond company.

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LA	Lengsfield 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	110-112 Keayne St	Revere, MA 02151	12/2/2020 Inadequate Insurance; Governing documents require a Master Policy.
MA	224 Court Street	New Bedford, MA 02740	8/6/2020 Project is new construction, CO issued < 1 yr ago.
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	Beachmont Hill	Revere, MA 02151	2/18/2021 Master Policy has Actual Cash Value and Coinsurance endorsement.
MA	Braemar	North Truro, MA 02652	8/7/2018 Year round occupancy restricted - seasonal use only.
MA	Cabot Crossing	Beverly, MA 01915	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 Project is ineligible at this time. The project currently has two single that are over the agency tolerance. Agency tolerance is 20%. This project has one
MA	Cherry Hill Estates	Holyoke, MA 01040	9/30/2020 entity that owns 41% and the other is at 21%.
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 Project is ineligible due to project is one building and not complete. Fannie requires the building to be complete in order to approve. Fannie also does
MA	Kettle Brook Lofts	Worcester, MA 01603	7/6/2020 not allow sub phasing in one building.
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	Meredith	Natick, MA 01760	7/15/2020 2 unit condo
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	Plymouth Country	East Bridgewater, MA 02333	8/18/2020 No contributions to replacement reserves
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%)
MA	Treasure Island	Webster, MA 01570	10/15/2020 Litigation - Construction Defects 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%
MA	Village at October Mountain	Lee, MA 01238	8/19/2020 Inadequate Insurance - 90% coinsurance & 90% RC
MA	Village Corners	Everett, MA 02149	11/25/2020 Insufficient insurance
MA	Washington Green	East Walpole, MA 02032	11/8/2020 Single Entity >20%
MD	100 Harborview Drive	Baltimore, MD 21230	8/28/2015 Ineligible - Litigation - 7 cases of various
MD	Allendale	Bel Air, MD 21014	8/25/2020 Excessive Single Entity ownership (30%)
MD	Andover Heights I	Laurel, MD 20708	4/29/2020 Insufficient Insurance

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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 http://www.condosatbreckenridge.com/ Breckenridge at Montgomery Village 9905 Boysenberry Way Gaithersburg, MD 20879
MD	Breckenridge	Gaithersburg, MD 20879	6/5/2018
MD	Cherry Glen	Beltsville, MD 20705	8/31/2020 Project is ineligible due to current structural litigation that has not been repaired nor paid for. This is not acceptable per agency guidelines.
MD	Cloverleaf Townhome	Germantown, MD. 20874	6/27/2016 Need terms of insurance.
MD	Forest Office Park	Annapolis, MD 21401	2/1/2021 Excessive Commercial Space at 66.10%
MD	Glensford	Bowie, MD 20720	12/14/2020 Delinquencies >15%
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	Mills Choice	Montgomery Village, MD 20886	12/29/2020 Ineligible due to pending litigation.
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.
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	Westlake Park	Bethesda, MD 20817	1/13/2021 CPM approved
MD	Windsor Crest	Windsor Mill, MD 21244	12/11/2020 Single Entity Ownership.
MD	Woodland Walk	Odenton, MD 21113	4/27/2017 Delinquencies greater than 15%
ME	10 Exchange Street	Portland, ME 04101	11/16/2020 Commercial Space Exceeds 35% - Commercial Space at 63.72%
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	Great Lakes Tower	Detroit, MI 48207	8/26/2020 Combined Units
MI	Heritage Glen	Paw Paw, MI 49079	7/21/2020 detached
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.
MI	Thornton Farms	Dexter, MI 48130	12/7/2020 Detached Approved
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%

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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.
MO	Pine Meadow	Saint Louis, MO 63137	1/28/2021 ineligible insufficient insurance 90% co-ins 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	Branches	Sugar Mountain, NC 28604	6/23/2020 Project has 15 units and one entity owns 8 units which are being used as Timeshare
NC	Branches	Sugar Mountain, NC 28604	6/23/2020 project submitted for 2nd level to confirm ineligibility.
NC	Carriage Company	Gastonia, NC 28052	8/3/2020 FHA SUA Concentration >10%
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	Glen at Highland Creek	Charlotte, NC 28269	8/5/2020 Fidelity coverage is insufficient and the HOA will not increase. This makes the project ineligible.
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	Coast View	Hampton Beach, NH	7/28/2020 Insufficient insurance
NH	Cutts Mansion	Portsmouth, NH 03801	8/10/2020 New conversion requires Fannie Mae PERS
NH	Elmwood Village	Hudson, NH 03051	4/17/2017 Budget Reserves <10%. Currently Budgeting 4.6% without Reserve Study to support annual collection of 4.6%.
NH	Embassy South	Hampton, NH 03842	7/23/2020 NO budget - Ineligible. Contacts notified 7/22. Ins conditions cleared today.
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	Keystone Overlook XX	Derry, NH 03038	1/26/2021 The declarations require the HOA to carry the insurance. No amendment exists to allow owners to carry individual insurance.
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	Pearson Way	Epping, NH 03042	11/19/2020 Project is ineligible due to the FHA Concentration. Agency guidelines allow for up to 10% concentration for FHA SUA. Project currently has 31.25%.
NH	Plaza Village	Plymouth, NH 03264	3/2/2020 Insufficient Reserves, Ineligible Litigation, Insufficient Fidelity

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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	Weirs Beach Village	Laconia, NH 03246	7/18/2020 Ground Lease
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 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
NJ	Avalon Breezes	Avalon, NJ 08202	3/17/2020 investor requires a current budget. 2019 is running at a deficit.
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	Brookview Terrace	Spotswood, NJ 08884	11/7/2020 Insufficient Insurance. Budgeted Reserves less than 10%.
NJ	Brookview Terrace	Spotswood, NJ 08884	11/7/2020 Insufficient Reserves & Fidelity
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 Insufficient Fidelity coverage. Subject to Recreational Lease.
NJ	Covered Bridge	Manalapan, NJ 07726	8/23/2019
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	Fairway Mews	Spring Lake, NJ 07762	7/20/2020 lcor approved
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	Georgetown #1	Lindenwold, NJ 08021	9/16/2020 Liens, back taxes & un-operative common amenities.
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	Lanor Villas	Hommonton, NJ 08037	10/9/2020 Insufficient insurance. 80% coins. coverage is less than 100% RC.
NJ	Lanor Villas	Hommonton, NJ 08037	10/9/2020 Insufficient crime/fidelity coverage. Short by \$13,200
NJ	Lanor Villas	Hommonton, NJ 08037	10/9/2020 Insufficient insurance. 80% coinsurance. No evidence project is covered to 100% RC.
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	Lu-Sea	Stone Harbor, NJ 08247	12/2/2020 Flood insurance coverage insufficient.
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	Nelson Bay	Beach Haven, NJ 08008	9/11/2020 inadequate insurance. 80% Coinsurance; No AA/AV or RCE.
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	Oceanic	Ocean City, NJ 08226	10/12/2020 Lock out units

Condo Ineligible Log as of 3-10-21

NJ	Orchard Terrrace	Summitt, NJ 07901	10/7/2015 Loan #, appraisal and HO6 requested. Can't run through CPM until we have an active loan.
NJ	Park Lane	Asbury Park, NJ 07712	10/26/2020 28% single entity and 80% investor concentration
NJ	Peach Street Village	Avenel, NJ 07001	7/20/2015 26.36% single entity ownership.
NJ	Port Liberte 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	Regency at Holmdel	Holmdel, NJ 07733	10/30/2020 CPM approved
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% Single entity at 58%
NJ	Washington Drive	Ramsey, NJ 07446	12/4/2018 Investor concentration at 82%
NJ	Waterview	Ventnor City, NJ 08406	12/29/2017 Litigation - HOA Insurance not defending.
NJ	Westwood Crest	Westwood, NJ 07675	3/18/2015 41% single entity
NJ	Williamsburg Village	Bordentown, NJ 08505	5/7/2020 Approved Type Q
NJ	Winston Towers 300	Cliffside Park, NJ 07010	2/24/2017 Insurance claim amount unknown.
NJ	Winston Towers 300	Cliffside Park, NJ 07010	2/24/2017 litigation amount unknown - sugggested possible waiver per DD.
NM	Quail Run	Santa Fe, NM 87505	11/27/2020 condotel features, non-incidentl income
NM	3250 Walnut	Los Alamos, NM 87544	4/2/2019 Insufficient Insurance
NM	Casitas De Romero	Santa Fe, NM 87504	5/4/2017 Single Entity 50%
NM	Pacheco Street Lofts	Santa Fe, NM 87505	5/23/2018 no reserves, 26.67% delinquency
NM	Quail Run	Santa Fe, NM 87505	4/10/2019 1. Excessive Non-Incidental Income; 2. Condotel; 3. Insufficient documentation on Litigation
NM	Quail Run	Santa Fe, NM 87505	4/10/2019 Condotel features; Non-incidentl income > 10%
NM	San Mateo de Santa Fe	Santa Fe, NM 87505	4/19/2017 Single entity over 10% (at 35%)
NV	Dakota	Las Vegas, NV	8/1/2018 Pending litigation against HOA for exercising super lien rights
NV	Antigua	Las Vegas, NV 89183	3/9/2021 unacceptable litigation
NV	Bella Vita	Las Vegas, NV 89103	3/20/2017 Litigation - super lien foreclosures
NV	Bella Vita	Las Vegas, NV 89103	11/13/2019 Project remains ineligible for "Litigation-Super Lien Foreclosure".
NV	Casoliel	Sparks, NV 89436	9/6/2018 Ineligible - on US Bank's ineligible list.
NV	Corte Madera	Las Vegas, NV 89106	2/12/2020 Litigation, Super Lien
NV	Dakota	Las Vegas, NV 89123	10/27/2016 Pending litigation against HOA for exercising super lien rights
NV	Esplande at Damonte Ranch	Reno, NV 89521	9/17/2018 Construction Defect Litigation
NV	Esplande at Damonte Ranch	Reno, NV 89521	9/17/2018 Insufficient budgeted reserves
NV	Lakeview	Las Vegas, NV 89117	7/7/2020 Super Priority Lien Litigation
NV	Manhattan	Las Vegas, NV 89123	litigation
NV	Manhattan	Las Vegas, NV 89123	2/28/2017 litigation = injury and class action suit
NV	Meridian Private Residences	Las Vegas, NV 89169	2/22/2021 Litigation: Super Lien Priority
NV	Montage	Reno, NV 89501	10/7/2020 LTD Approval
NV	Panorama Towers	Las Vegas, NV 89139	12/17/2019 Ineligible for construction defects and NV super lien foreclosure case. HOA foreclosure practices exercising Super Lien Rights
NV	Park Avenue	Las Vegas, NV 89123	3/29/2019
NV	Serenade	Henderson, NV 89074	2/8/2016 9.2% Replacement Reserves, not following reserve study 57% funded
NV	Springland Village	Sparks, NV 89434	12/28/2016 Litigation against HOA for exercising super lien rights
NV	Springland Village	Sparks, NV 89434	5/26/2017 Litigation for HOA exercising Super Lien Rights
NY	9-31 Gadsen Place	Staten Island, NY. 10314	3/6/2017 30% single entity

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NY	15 William Street	New York, NY 10005	5/27/2015 Single Entity at 47%, Investment Concentration at 87%
NY	20 Pine Street	New York, NY. 10005	12/1/2015 Project has 3 litigation cases. Legal Dept deemed ineligible.
NY	26 Third	Brooklyn, NY 11231	11/12/2019 Single entity 75%
NY	35 McDonald Avenue	Brooklyn, NY 11218	3/3/2015 Litigation - Structural defects
NY	100 West 93	New York, NY 10025	1/26/2021 Single Entity ownership at 39.78%
NY	149 Maple Avenue	Spring Valley, NY 10977	9/27/2019 Project has accessory units. Agency does not allow for accessory units within a project. Single entity ownership > 20%
NY	150-15 79 Ave Owners Corp	Flushing, NY 11367	10/29/2019
NY	175 West 95th Street	New York, NY 10025	8/27/2015 Single entity > 10%
NY	217-219 Beach 90th	Queens, NY 11693	3/31/2015 66% Single Entity
NY	231-235 East 55th St	New York, NY 10022	2/7/2017 Single entity owns 35%, Commercial appears to be at 67% per online search.
NY	250 Parkview	New York, NY 10026	8/5/2015 Non-Gut rehab - not established - investment purchase.
NY	305 W. 150th Street	New York, NY 10039	6/2/2015 Single entity > 10%
NY	305 West 150th Street	New York, NY 10039	5/26/2016 PERS required
NY	315-325 36th St.	New York, NY 10018	4/15/2016 59% commercial
NY	736 Annadale Road	Staten Island, NY 10312	6/17/2016 Freddie Only
NY	1256 56th Street	Brooklyn NY 11219	10/7/2015 final c/o and HO6 required
NY	1256 56th Street	Brooklyn NY 11219	10/7/2015 Need final Certificate of Occupancy for building, building ordinance or law and boiler/machinery & equipment breakdown. 9/29 dd
NY	A Building	New York, NY 10009	3/8/2016 Structural litigation, work not completed Structural Litigation against developer
NY	A Building	New York, NY 10009	11/1/2019
NY	Alhambra	Oceanside, NY 11572	2/5/2018 Insurance is not defending. Claim amount not minor and exceeds 10% of reserve balance.
NY	Andrew Jackson	Jackson Heights, NY 11372	12/8/2017 Insufficient Reserve allocation (2.04%)
NY	Artist Lake	Middle Island, NY 11953	2/12/2021 Excessive investor concentration and insufficient crime/fidelity coverage.
NY	Astor aka 31-35 31st Street	Astoria, NY 11106	6/26/2015 Builder retained 20.99% of the project as use for rental properties. 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
NY	Atrium Plaza	Hempstead, NY 11550	5/1/2020 FHA SUA review/approval.
NY	Azure	Brooklyn, NY 11204	1/21/2016 10 unit project, single entity owns 4 (25%) ALM Associates, LLC
NY	Banner Garden	Brooklyn, NY 11235	7/28/2017 HOA does not maintain a Master Flood policy
NY	Bayard Views	Brooklyn, NY 11221	6/1/2016 Lawsuit against developer - construction defect & other.
NY	Beacon at Garvies Point	Glen Cove, NY 11542	10/6/2020 Presale, Insurance, Completion
NY	Briarwood at Forest Park	Woodhaven, NY 11421	5/3/2016 Project consists of multiple units on a single deed
NY	Briarwood at Forest Park	Woodhaven, NY 11421	6/9/2016 Project consists of duplex condos, multiple units on a single deed
NY	Brigham Park Co-Operative Apartments Sec 2	Brooklyn, NY 11229	11/27/2017 Subletting is not permitted.
NY	Broadway 98		6/22/2015 Single entity > 10%
NY	Brooklyn Bay	Brooklyn, NY 11235	1/22/2018 Excessive Commercial (69%)
NY	Catalina House	Jamaica, NY 11432	3/19/2016 Single entity of 40%
NY	Cathedral Square	Albany, NY 12210	3/27/2018 Adopted 2018 Budget with adequate replacement reserves not available.
NY	Chelsea Seventh	New York, NY 10011	2/1/2016 Budget shows no reserve contribution and reserve study was not provided.
NY	Chelsea Seventh		3/7/2016 The budget hasn't changed since the last submission. Still no reserves.
NY	Cherry Brook	Pearl River, NY 10965	3/5/2019 Insufficient Insurance
NY	Cipriani Club	New York, NY 10005	11/17/2015 43% commercial and condotel
NY	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	Country Pointe Plainview II	Plainville, NY 11803	1/19/2021 Litigation does not meet agency guidelines.
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.

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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. Mandatory Fee's for Shared Amenities not owned by the HOA; Current Litigation unsettled and no monetary amounts determined. Escalated to
NY	Green at Half Hollow	Melville, NY. 11747	6/6/2016 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% Project is Ineligible due to HOA Dues delinquency rate is 18.80% and agency tolerance is 15%. Project is new construction therefore limited review is
NY	Highrose Ridge	Middleton, NY 10940	10/27/2020 not an option.
NY	Jackson Terrace	Mineola, NY 11501	11/24/2020 Single entity 30%
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	Lake Mahopac	Mahopac, NY 10541	9/4/2020 Excessive single entity ownership (60.87%)
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
NY	Malibu	Elmhurst, NY 11373	11/19/2020 Single entity ownership of 29.03% Single entity over 10% Reserve allocation 0%
NY	Marion Court	Harrison, NY 10528	7/27/2017
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	One Lincoln Plaza	New York, NY 10023	11/6/2020 Single Entity 40% denied
NY	One Lincoln Plaza	New York, NY 10023	11/6/2020 Single Entity Ownership > 20% Project is ineligible due to no commercial space financials available and no current balance sheet available. Both of those items are required for the
NY	Outlook Point	Bronx, NY 10465	3/25/2020 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	Parkchester South	Bronx, NY 10462	9/17/2020 Single entity 58%
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

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NY	Pistilli Grand Manor	Astoria, NY 11105	8/20/2020 Presale not met
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	River House at Sleepy Hollow	Sleepy Hollow, NY 10591	10/14/2020 const. defect litigation
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.
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	Rye Ridge	Rye Brook, NY 10573	2/22/2021 Insufficient flood insurance coverage.
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	Tower On The Park	New York, NY 10025	2/10/2021 Litigation :Lawsuit cannot be considered minor – not being defended by insurance and claim amount is not known.
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	Village Mill I	Haverstraw, NY 10927	2/18/2021 Ineligible for FHA SUA due to insufficient reserves on balance sheet.
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	Windridge One	Monroe, NY 10950	8/10/2020 LTD Approved Project is ineligible for the FHA SUA due to the balance sheet is less than 10% of the annual assessment. Currently balance sheet for reserves it is at
NY	Woodhaven	Rego Park, NY 11374	10/6/2020 .26%.
NY	Wyndham House Owners Corp	Lynbrook, NY 11563	4/18/2019 Pending lawsuit has reservation of rights
OH	Brookledge	Cuyahoga Falls, OH 44223	9/2/2020 Project is ineligible due to two single entities owning more than 20% of the units in the project. 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	Cashelmar	Bay Village, OH 44140	7/20/2020 insufficient flood
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

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		Excess Commercial
OR	Old Town	Newport, OR 97365
OR	Orengo Place	Hillsboro, OR 97124
		8/1/2018 Insufficient Budgeted Reserves
		5/5/2017 Litigation - Construction Defects
OR	Prescott Village	Portland, OR 97218
OR	River Island Estates	Eugene, OR 97401
OR	Whispering Woods	Welches, OR 97067
PA	444 N 4th Street	Philadelphia, PA. 19104
PA	444 N 4th Street	Philadelphia, PA 19104
PA	1352 Lofts	Philadelphia, PA 19147
PA	1914-22 Christian Street	Philadelphia, PA 19146
PA	Arts	Philadelphia, PA 19107
PA	Brookstone	Yardley, PA 19067
PA	Centennial Ridge	Telford, PA 18969
PA	Deer Creek	Prussia, PA 19406
PA	Fifth Avenue	Pittsburgh, PA 15232
PA	Grande at Riverview	Conshohocken, PA 19428
PA	Heritage Park	Trappe, PA 19426
PA	Homes of Hidden Valley	Upper Chichester, PA
PA	Liberty Square	Newtown, PA 18940
PA	Marine Club	Philadelphia, PA 19146
PA	Meadows	Mont Clare, PA 19453
PA	Meadows	Monte Clare, PA 19453
PA	Memphis Flats	Philadelphia, PA 19125
PA	Memphis Flats	Philadelphia, PA 19125
PA	Mews at Byers Station	Chester Springs, PA 19425
PA	Mews at Byers Station	Chester Springs, PA 19425
PA	Needleworks	Royersford, PA 19468
PA	Needleworks	Royersford, PA 19468
PA	Reef Condominium & Spa at Waterfront Square	Philadelphia, PA 19123
PA	Ritz Carlton	Philadelphia, PA 19123
PA	Roundhill	Coatesville, PA 19320
PA	Smythe Stores	Philadelphia, PA 19106
PA	Villas at Bailey Springs	Stewartstown, PA 17363
PA	Welsh Walk (aka terraces @ welsh walk)	Philadelphia, PA 19115
PA	Westtown Mews	West Chester, PA 19382
RI		903 Providence, RI 02903
RI	Country View	Cranston, RI 02921
RI	Park Terrace	Pawtucket, RI 02860
SC	9 Bogard Street	Charleston SC 29403
SC	93 Beaufain Street	Charleston, SC 29401
SC	93 Beaufain Street	Charleston, SC 29401
SC	254 Seven Farms Drive	Charleston, SC 29406
SC	Ashleytowne Village	Chareston, SC 29414
SC	Bay Tree Golf and Racquet	Little River, SC 29655
SC	Beresford Commons	Charleston, SC 29492
SC	Brighton at Kingston Plantation	Myrtle Beach, SC 29572
SC	Clearwater Bay	Myrtle Beach, SC 29582
SC	Commons H/P	Greenville, SC 29601
SC	Concord West of the Ashley	Charleston SC 29407
SC	Daniels Landing	Daniel Island, SC 29492
SC	Daniels Landing	Daniel Island, SC 29492
		12/21/2020 Co-Insurance agent will not provide Replacement Cost Estimator for the entire project to determine if coverage is at least 100% of RC Estimate.
		3/8/2021 EPIC reflect PUD
		3/3/2017 Timeshare project
		2/5/2016 Non-gut conversion not 90% sold and conveyed, PERS required.
		7/28/2017 PERS required. Non-gut conversion, 30% single entity/developer
		6/5/2017 16.5% single entity
		10/28/2016 Insufficient Reserves
		investor LCOR owned by Freddie, 81% investor conc, not eligible for exception
		11/23/2016 Litigation - Religious Discrimination
		1/5/2018 60+ day delinquencies 25.76%
		7/31/2015 Litigation for Construction Defects throughout the Project.
		3/28/2017 84.62% investor concentration, ineligible for an investment transaction
		Litigation - Structural Defects
		6/28/2019 Litigation - insufficient information
		3/2/2017 71.4% single entity with 87% investor concentration
		10/4/2016 Slip and Fall litigation amount unknown.
		6/1/2017 67% single entity, 4.49% budget reserve allocation.
		11/25/2019 Litigation - Reservation of Rights
		1/28/2019 Insurance is defending but with "Reservation of Rights"
		3/31/2017 Single Entity 65%
		7/31/2018 Single Entity > 20% (54.17%)
		2/3/2017 Litigation - Structural defects
		Pending litigation for structural defects with original developer
		3/10/2020 Single entity 75%
		3/10/2020 Single Entity 79.55%
		3/8/2016 Project is subject to a Ground Lease.
		3/29/2017 Single Entity 16.3% + Hotel
		4/4/2019 Pending litigation over structural defects with Developer
		11/5/2019 Project is ineligible due to large deficit on 2019 budget and single entity ownership is out of agency tolerance.
		8/4/2017 Litigation - Pending litigation for structural defects.
		8/25/2015 Insufficient reserves
		12/6/2016 Fidelity bond for mgnt recv'd. need to flip to LP OR fidelity bond for the HOA with mgmnt inc. to stay as DU.
		10/18/2018 Single entity of 66%
		1/11/2021 Litigation - Safety & Insufficient Completion
		8/4/2017 68.9% investor concentration, 0% budget reserve allocation
		FYI - 2 loan numbers same borrower
		1/19/2021 77121010017 and 77121010143
		5/9/2018 Inadequate Condo Master Insurance Policy
		5/10/2018 Inadequate Insurance
		Litigation
		9/29/2016 Ineligible unless loan is converted to LP or endorsement covering property manager is added to fidelity.
		6/14/2017 Multi Dwelling Unit
		8/25/2015 Ineligible due to construction defects
		5/26/2020 Project operating as condotel per FNMA project standards email.
		12/18/2020 Structural defect litigation
		4/9/2015 > 50% investor concentration
		1/11/2016 Stouffer is ineligible due to it being an investment loan.
		5/7/2020 Litigation - Structural Defects & Water intrusion
		5/7/2020 Pending litigation for structural defects. Defects not cured.

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State	Property Name	Address	Issue/Date
SC	Daniels Landing	Daniel Island, SC 29492	5/7/2020 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, SC 29572	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 Litigation for multiple construction defects.
SC	Egrets Walk	Mount Pleasant, SC 29466	1/11/2021
SC	Fenwick Commons	Johns Island, SC 29455	3/20/2018 Litigation - structural
SC	Grand Oaks Preserve	Ladson, SC 29456	11/5/2020 Insufficient replacement reserves, not following 2016 reserve study.
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	Oaks at Riverside South	Charleston, SC 29492	12/14/2020 Litigation for structural defects against the developer.
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	
SC	Peninsula on James Island	Charleston, SC 29412	5/2/2017 Ongoing mold/ construction defect litigation
SC	Persimmon Hill	Goose Creek, SC 29445	11/9/2015 Construction and Structural defects
SC	Pier View	Charleston, SC 29492	6/19/2020 Litigation: Structural defects not remediated
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	Sea Cabin on the Ocean I AKA Seaside Villas	Hilton Head Island, SC 29928	2/10/2021 Development being transient in nature and HOA professionally managed by company that also facilitates their short term rentals for unit owners.
SC	Six Fifty Six	Mt Pleasant, SC 29464	10/15/2018 Pending litigation for construction defects
SC	Southampton Pointe	Mt Pleasant, SC 29464	6/22/2015 Subject is an inv/refi. CPM Approval issued 2 months ago for O/O & 2nd homes only.
SC	Summers Bend	North Charleston, SC 29418	4/3/2017 38.9% single entity
SC	Summers Bend	North Charleston, SC 29418	4/3/2017 Single Entity 38.6%
SC	Summers Bend	North Charleston, SC 29418	4/3/2017 Single Entity -38.6%
SC	Surfmaster	Garden City Beach, SC 29576	1/7/2016 Condo Hotel Project Ineligible: On-Site Check In/Check Out Registration Services; On-Site/On-Line Reservation Services; Rental pooling, confirmed use as Condotel.
SC	Surfmaster	Garden City Beach, SC 29576	1/7/2016 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

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SC	Twelve Oaks at Fenwick Plantation	Johns Island, SC 29455	1/26/2016 Litigation - Structural defects have not been cured.
SC	Village Oaks	Mount Pleasant, SC 29464	8/2/2020 Project is ineligible due to no reserve allocation on the 2020 budget. Agency requires 10% reserve allocation.
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 Presale: 50% presold or conveyed to O/O or 2nd home not met. Single entity: at 42.85%
TN	Addison at Bella Vista	Chattanooga, TN 37421	12/24/2020
TN	Autumn Glen	Antioch, TN 37013	9/22/2016 Insufficient Reserves. Single Entity > 10%
TN	Brighton Village	Nashville, TN 37211	3/1/2021 Insufficient Reserves
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.
TX	1806 Justin	Austin, TX 78757	6/30/2020 Insufficient Insurance Excessive Commercial
TX	Block C South Tower Residences	Dallas, TX 75219	12/12/2017 Condotel
TX	Braeswood Park	Houston, TX 77030	1/22/2021 Braeswood Park. Ineligible for litigation. HOA defendant, possibly on the hook for over \$1mil, possible loss of value due to losing parking spaces, no evidence of
TX	Bristol	Houston, TX 77056	1/13/2020 insurance carrier defending.
TX	Canyon Lake Villas	Canyon Lake, TX 78133	12/24/2020 Ineligible due to inadequate insurance. ACV on the amenities is unacceptable insurance.
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	Faulkner Point	Garland, TX 75043	8/13/2020 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	Turtle Lakes Estates	Irving, TX 75060	1/29/2021 Insufficient master property insurance. ACV on roofs.
TX	Village of Fondren Southwest	Houston, TX 77071	8/27/2018 60+ day delinquencies > 15% (18.24%). Actual Cash Value on Roof.
TX	Village Townhomes	Houston, TX 77030	9/3/2020 Budget has no reserves & HOA is underinsured.
TX	Vista Hills	Austin, TX 78735	11/16/2020 Insufficient crime/fidelity coverage.

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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
TX	Westchase Gardens	Houston, TX 77042	2/11/2021 ACV Insurance
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 Insufficient Insurance
UT	Escala Lodges	Park City, UT 84098	12/1/2020 Condotel
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	Lodges at Deer Valley	Park City, UT 84060	8/6/2020 Condotel - hotel amenities and lock-out units
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
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

Based on the new Fannie Mae ineligible guidelines that came out today regarding condotels, the project is ineligible due to the following reasons.

- Unit doesn't have a full size kitchen
- Unit is less than 400 sq ft

VA	Pointe at Mariners Landing	Huddleston, VA 24104	10/8/2020
VA	Representative	Arlington, VA 22202	1/11/2021 Litigation ineligible due to being a personal injury claim not being defended by insurance company.
VA	River Oaks Brookfield	Woodbridge, VA 22192	12/23/2020 Ineligible for FHA SUA due to leases requiring HOA approval
VA	River Oaks Brookfield	Woodbridge, VA 22192	12/23/2020 Insufficient crime/fidelity coverage.
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	Fox Brook	Colchester, VT 05446	9/30/2020 insufficient insurance
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	Bowdoin Place	Seattle, WA 98103	3/8/2021 Excessive Commercial Space
WA	Burien Town Square	Burien, WA 98166	11/13/2019 Litigation for structural defects
WA	Emerald Crest	Renton, WA 98058	11/23/2020 Manufactured Home, Single Entity 43%
WA	Emerald Crest	Renton, WA 98058	10/22/2020 Manufactured Home
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	Shady Tree	Federal Way, WA 98023	6/26/2020 LCOR if freddie, Limited if fannie

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WA	U-City Manor	Spokane, WA 99206	7/30/2018 Insufficient budgeted reserves
WI	Eastbank	Hudson, WI 54016	11/25/2020 Insufficient Insurance
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	Maritime Pointe	Algoma, WI 54201	11/23/2020 CPM approved
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	River Plain	Arena, WI 53503	11/30/2020 Insufficient insurance
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.