

Co-op Ineligible Log as of 12-31-2021

State	Project Name	Project Location	Decision Date	Ineligible Project
CT	Black Rock Gardens Cooperative	Bridgeport, CT 06605	8/12/2021	Coop not in geographical lending area
GA	A&P Lofts	Atlanta, GA 30316	3/19/2019	Ineligible Geographical Area - Atlanta, GA
MN	Aquila Commons	Minneapolis, MN 55426	3/29/2021	Project is a co-op located outside of acceptable geographical area
NJ	Arbor Hills	Belleville, NJ 07109	9/1/2017	Ongoing environmental hazard
NJ	Jamestown Tenants Corp	Cranford, NJ 07016	3/11/2019	Sponsor owns 60.57% of the Shares
NJ	Margate Tenants Corp	Edison, NJ 08837	8/19/2021	Co-op not in acceptable geographical area. Proprietary Lease expires before maturity of mortgage. Recognition Agreement not used.
NJ	Metropolis Towers Apartment Corp	Jersey City, NJ 07302	9/18/2017	45% of the units owned by Holder of Unsold Shares are Market Rent. Single Entity ownership > 10%
NJ	Metropolis Towers Apartment Corp	Jersey City, NJ 07302	9/18/2017	48% of the units owned by a single entity (Investor) Project located outside of geographical lending area for co-ops. Subletting not permitted in event of foreclosure. Project not FNMA eligible. Per questionnaire, co-op does not qualify as a Residential Co-op defined by IRS Rule 216 Project subject to mandatory membership in Rossmoor Community Association (including recreational leases).
NJ	Mutual No. 1 New Jersey	Monroe Township, NJ 08831	1/27/2021	Property insurances must be maintained by co-op corporation, not Rossmoor Community Association.
NY	1-3 Remsem Owners Corp	Yonkers, NY 10710	2/21/2019	Shared Master Liability Insurance with unaffiliated Projects
NY	2 Tudor City Tenants Corp	New York, NY 10017	11/16/2020	Ground Lease
NY	2 West End Owners Corp	Brooklyn, NY 11235	11/30/2021	Coop is less than 50% owner occupied. 43.33% owner occupancy. a.Owner Occupancy of less than 50% b.Inadequate Cash Flows
NY	13th St West Housing Corp	New York, NY 10011	12/23/2020	c.Not meeting IRS Sec 216
NY	18-05 215th Street Owners Inc	Bayside, NY 11360	4/6/2021	Common properties (recreational area) owned by Third Party and common areas are co-mingled within the co-op.
NY	19 St Owners Corp	Brooklyn, NY 11205	8/2/2018	50% OO not met (27%); SEO > 20% (34%); Year end loss 2017.
NY	24 Fifth Owners Inc	New York, NY 10011	6/28/2021	Excessive Single Entity & Ground Lease
NY	30-40 Fleetwood Avenue Apt Corp	Mount Vernon, NY 10552	4/2/2020	Excessive Single Entity (26.18%); Insufficient Reserves.
NY	38 Astoria Owners Corp	Astoria, NY 11103	7/16/2018	Single entity ownership > 20% at 49.65% of shares.
NY	38-25 Parsons Boulevard Owners Corp	Flushing, NY 11354	12/2/2020	2 year consecutive losses; cash flow is not adequate to service current debt and operating expenses. 2021 Budget is also short with underestimated expenses.
NY	40th Street Owners Corp	Sunnyside, NY 11104	9/15/2021	Project does not meet minimum 50% sold to primary residents (only 41% owner occupied). Single Entity Ownership exceeds 20% total shares (sponsor owns 54%)
NY	44-46 West 65th Street Apartment Corp	New York, NY 10023	5/4/2021	Single entity owns 50.9% of coop shares and 50% of the project is not owner occupied.
NY	52 Yonkers Terrace Owners Inc	Yonkers, NY 10704	9/8/2021	SEO at 40.76%
NY	59 West 90th Street Owners Corp	New York City, NY 10024	1/20/2018	Single entity > 10% (2 entities own 30% each); Questionable combination of units with unaffiliated apartment building.
NY	80 St Nicholas Avenue HDFC	New York, NY 10026	1/4/2021	Delinquencies over 15%
NY	81st-82nd Street Owners Corp	Jackson Heights, NY 11372	12/14/2020	Single entity over 20%, at 29% Single Entity Ownership exceeds 20% (47%)
NY	98 Suffolk Street		4/9/2021	Not meeting minimum owner occupancy for building of 50% (47%)
NY	98-100 Suffolk Realty Corp	New York, NY 10002	1/13/2021	Less than 50% Owner Occupancy; Underlying mortgage matures < 6 months; 38% Single Entity Ownership
NY	141-05 Pershing	Briarwood, NY 11435	8/16/2017	Pending litigation - Insurance is not defending
NY	142 Garth Road Owners Inc	Scarsdale, NY 10583	1/15/2021	Insufficient documentation
NY	155-23rd Street Jackson Heights Inc.	Jackson Heights, NY 11372	9/21/2020	Project ineligible: <10% reserves, <5% losses 201 & 2019 financials, 80% co-ins. Pending litigation - Insurance is not defending (not structural; repairs incomplete)
NY	195 Apartments Inc	Rockville Centre, NY 11570		
NY	198 Seventh Avenue	Brooklyn, NY 11215	6/10/2021	40% commercial space.
NY	198 Seventh Avenue	Brooklyn, NY 11215	6/10/2021	Insufficient insurance. 80% coinsurance.
NY	201 West 21st Street Tenants Corp	New York, NY 10011	10/9/2020	Substantial Mechanics Lien against Coops
NY	220 Chestnut Street Owners Corp	Port Chester, NY 10573	12/31/2018	Underlying mortgage maturing < 6 months (Balloon).
NY	221 Middle Neck	Great Neck, NY 11021	9/28/2017	Sponsor owns 27.50% of units at market rent. Single entity > 10%.
NY	231 Maujer Street	Brooklyn, NY 11206	10/20/2017	18% Flip Tax
NY	231 Maujer Street	Brooklyn, NY 11206	10/20/2017	Tax returns show 2 yrs of consecutive losses - project is not demonstrably well managed.
NY	236 East 28th Street Owners Corp	New York, NY 10016	3/1/2021	2 years consecutive losses; cash flow is not adequate to service current debt and operating expenses
NY	236 East 29th Street Owners Corp	New York, NY 10016	12/2/2020	2 year consecutive losses; cash flow is not adequate to service current debt and operating expenses
NY	244 Riverside	New York, NY 10025	12/15/2017	2 single entities > 10%; OO < 50%
NY	251 West 74 Owners Corp	New York, NY 10023	8/31/2021	Single Entity Ownership > 20% (48% on unit count) and < 50% OO
NY	270 North Broadway Tenants Corp	Yonkers, NY 10701	4/15/2019	Financial losses > 5%; Amount of commercial space unknown.
NY	301 West 89th Street Tenants Corp	New York, NY 10024	3/17/2020	No financials documentation to determine eligibility
NY	303 Beverly Owners Corp	Brooklyn, NY 11218	9/9/2021	SEO exceeded at 35%
NY	303 Beverly Owners Corp	Brooklyn, NY 11218	9/9/2021	Single Entity Ownership > 20% (sponsor owns 40% of the total shares of the co-op project)
NY	303 Beverly Owners Corp	Brooklyn, NY 11218	9/9/2021	Single Entity Ownership exceeds 20% (Sponsor owns 35% market shares)

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NY	313 & 321 East 89th Street Corp	New York, NY 10128	Excessive Single Entity Ownership > 20% (40.61% of Shares)
NY	340 East Mosholu Parkway Owners Corp	Bronx, NY 10458	7/1/2019 < 50% Conveyed to Primary Residents; Excessive Single Entity (Sponsor owns 52.67% of Shares)
NY	340 Ridge Tenants Corp	Scarsdale, NY 10583	4/7/2021 Ground lease properties are ineligible.
NY	340 Ridge Tenants Corp	Scarsdale, NY 10583	4/7/2021 Leasehold
NY	345 Bronx River Road Owners	Yonkers, NY 10704	4/8/2021 Single entity ownership is exceeded at 38%. Maximum permitted is 20% total shares/units. 1)Coop is not 50% owner occupied. 2)Sponsor owns 51% of total shares.
NY	351 Marine Avenue Owners Corp	Brooklyn, NY 11209	11/18/2021 3)Proprietary lease does not extend beyond the loan term.
NY	433 W 54th St Owners Corp	New York, NY 10019	5/24/2017 < 50% Owner Occupancy
NY	460 Old Town Road Owners Corp	Port Jefferson Station, NY 11776	6/29/2019 Subletting not permitted. Single Entity > 10% (15.45% of Shares)
NY	485 Webster Owners Corp	New Rochelle, NY 10801	4/25/2019 Single Entity Ownership > 10% (24.44%). No Subletting.
NY	507-509 President Street HDFC	Brooklyn, NY 11215	7/26/2017 Pending litigation against Co-op stock shares.
NY	517 West 48 St HDFC	New York, NY 10036	3/3/2020 Single Entity > 20% (33.33%); Delinquencies > 60 days 16.67%; Fannie Waiver declined
NY	517 West 48 Street HDFC	New York, NY 10036	2/24/2020 Single Entity > 20% (33%); Delinquencies > 15% (16.67%)
NY	601 Tenants Corp	Brooklyn, NY 11235	10/21/2021 Insufficient master insurance. 80% coinsurance.
NY	660 St Nicholas Ave	New York, NY 10030	12/10/2020 Financials do not support adequate cash flow to service current operating expenses.
NY	671 Bronx River Road Owners Inc	Yonkers, NY 10704	6/7/2021 Excessive single entity ownership.
NY	860 Owners Corp	Bronx, NY 10451	11/15/2021 1) U/L mortgage maturing < months (March 1, 2022) and 2) 3 years of consecutive losses also projected for 2020.
NY	880 877 Owners Corp	Brooklyn, NY 11220	5/5/2020 Pooled Master Insurance Policy with unaffiliated Projects
NY	901 Avenue H Owners Corp	Brooklyn, NY 11235	7/21/2021 <50% occupancy & 2020 financial losses
NY	901 Avenue H. Owners Corp	Brooklyn, NY 11230	10/4/2019 Less than 50% sold and conveyed; 2 years of consecutive losses - cash flow not adequate to service current debts and reserves
NY	1075 Sheepshead Owners Corp	Brooklyn, NY 11229	4/20/2020 Single Entity
NY	1120 Brighton Owners Corp	Brooklyn, NY 11235	1/25/2021 < 50% Owner Occupied (17.95%; 2 Single Entities own > 20% each (26.12% & 23.04%); 3 years of consecutive financial losses.
NY	1120 Brighton Owners Corp	Brooklyn, NY 11235	1/25/2021 Does not meet 50% OO. 2 SEO's each own > 20%. 3 Year consecutive losses per 2018, 2017 & 2016 Financials.
NY	1430 43rd St Owners Corp	Brooklyn, NY 11219	1/22/2020 Insufficient reserves. History of overdrawing checking account.
NY	1580 Amsterdam Avenue HDFC	New York, NY 10031	12/15/2017 Fannie; Ineligible Insurance Rating. Freddie; Ineligible for Income Restrictions. Fannie & Freddie; Flip Tax > 5%
NY	1802 Ocean Parkway Owners Inc	Brooklyn, NY 11223	7/2/2021 This coop is currently ineligible for insufficient cashflow.
NY	2234 Ocean Avenue Owners Corp	Brooklyn, NY 11229	4/9/2020 3 years of consecutive negative cash-flow
NY	2425 Kings Hwy Owners Corp.	Brooklyn, NY 11229	1/24/2019 40% Single Entity
NY	2425 Kings Hwy Owners Corp.	Brooklyn, NY 11229	1/24/2019 Single Entity Ownership > 20%; 50% Owner Occupancy not met.
NY	2515 Glenwood Road	Brooklyn, NY 11210	10/20/2017 Less than 50% of the units are sold/conveyed to principle resident purchasers
NY	2640 Marion Ave Owners Inc	Bronx, NY 10458	10/1/2018 < 50% sold and conveyed to OO; Single Entity (Sponsor) > 20%
NY	2701 Newkirk Avenue Owners Corp	Brooklyn, NY 11226	2/27/2019 Single entity exceeds Fannie & Freddie limits (Sponsor owns 35.20%) Subletting not permitted. Financials
NY	2940-2950 Ocean Apt Inc	Brooklyn, NY 11235	3/16/2021 Single Entity
NY	3400 Snyder Avenue Owners Corp	Brooklyn, NY 11203	3/25/2019 < 50% sold to principle residence purchasers (44% sold)
NY	5614-15th Ave Corp	Brooklyn, NY 11219	1/16/2020 < 50% sold to OO; 54.61% SEO; 2 years consecutive losses; < 10% reserves/cash & equivalents
NY	5614-15th Ave Corp	Brooklyn, NY 11235	11/29/2021 Excessive Single Entity Ownership (50%)
NY	6384 Saunders Owners Corp	Rego Park, NY 11374	8/19/2019 Single entity > 20% (Sponsor owns 36.59%) Financial losses for both 2018 and 2019
NY	7002 Ridge Blvd Owners Corp	Brooklyn, NY 11209	10/29/2020 Less than 10% reserves/cash equivalents
NY	7501 Ridge Owners Corp	Brooklyn, NY 11209	10/16/2019 Less than 50% sold/conveyed; Single Entity 64%
NY	9902 Owners Corp	Brooklyn, NY 11209	12/3/2020 Single entity over 20%, at 28.67
NY	14905 Owners Corp	Kew Gardens, NY 11367	1/13/2021 Excessive Single Entity Ownership < 20% (Sponsor owns 45.29% of outstanding shares)
NY	14905 Owners Corp	Kew Gardens, NY 11367	1/13/2021 Single Entity Ownership (sponsor units & shares) exceed 20%
NY	American Park Cooperative Section 1	Brooklyn, NY 11235	7/9/2021 Active ground lease/unit is in leasehold and flip tax exceeding 5%.
NY	American Park Cooperative Section 1	Brooklyn, NY 11235	7/9/2021 Coop subject to Ground Rent; Flip Tax > 5% (5.14%)
NY	American Park Cooperative Section 1	Brooklyn, NY 11235	7/9/2021 Ground Lease
NY	American Park Cooperative Section 1	Brooklyn, NY 11235	7/9/2021 Ground lease/Leasehold properties are ineligible for financing.
NY	American Park Cooperative Section 1	Brooklyn, NY 11235	7/9/2021 Remains ineligible for Leasehold and Flip Tax > 5%
NY	Beacon Hill Bungalow Corp	Port Washington, NY 11050	5/18/2021 Ineligible for insufficient insurance. Coop does not have a master policy in place.
NY	Benson House Inc	Brooklyn, NY 11214	11/8/2017 < 50% of the units are occupied as principle residences
NY	Benson House Inc	Brooklyn, NY 11214	11/8/2017 < 50% Owner Occupancy
NY	Brigham Park Co-Operative Apartments Sec 2	Brooklyn, NY 11229	1/16/2019 Flip Tax exceeds 5% (6.06%)
NY	Brigham Shellbank Cooperative Inc	Brooklyn, NY 11229	12/3/2021 Flip exceeds 5% and coop does not allow for subletting.
NY	Broad Hollow Owners Inc	Amityville, NY 11701	1/25/2021 Project is less than 50% owner occupied
NY	Broad Hollow Owners Inc.	Amityville, NY 11701	3/1/2021 FNMA Waiver declined for Single Entity. Less than 50% owner occupied units.

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NY	Cambridge Equities Owners Inc	Jackson Heights, NY 11372	8/10/2021 Excessive SEO. Sponsor owns 45% of shares.
NY	Cashton A.S. Inc	New York, NY 10028	10/19/2021 Excessive single entity ownership. Sponsor owns 42% of shares.
NY	Cathedral Properties Corp	Hempstead, NY 11550	8/10/2017 Single entity > 10%
NY	Chatsworth Realty Corp	New York, NY 10023	7/2/2018 Owner Occupancy < 50%
NY	Chelsea Gardens Owners Corp	New York, NY 10011	12/20/2021 Ineligible for personal injury litigation that cannot be considered minor.
NY	Claridge Owners Inc	Flushing, NY 11354	7/24/2017 Inadequate documentation
NY	Clearview Gardens First through Sixth Corp	Whitestone, NY 11357	3/30/2021 Coop is subject to Ground Lease
NY	Clearview Gardens First through Sixth Corp	Whitestone, NY 11357	3/30/2021 Ground Lease/Rent; No Subletting
NY	Clearview Gardens First through Sixth Corp	Whitestone, NY 11357	3/30/2021 No Subletting; Ground Lease
NY	Clinton Common HDFC	New York, NY 10019	12/4/2020 Limited Equity co-op
NY	Colonial Apt Corp	Brooklyn, NY 11209	2/6/2021 Excessive Single Entity Ownership (25.11%). Single entity in arrears (\$45K).
NY	Congressional Owners Inc	Bronx, NY 10463	7/8/2021 Pending lawsuits cannot be considered minor.
NY	Cornwall Owners Corp		3/18/2019 Outside eligible geographical area - Orange County
NY	Crocheron Tenants Corp	Flushing, NY 11358	7/8/2021 Subletting not permitted. Ineligible with Fannie.
NY	Crystal Brook Park	Mt. Sanai, NY 11766	12/6/2019 Land Coop
NY	Dorie Miller Housing Co Inc	Corona, NY 11368	4/29/2021 2 year consecutive losses > 5% (22%); Underlying Mortgage expires < 6 months.
NY	Dorie Miller Housing Co Inc	Corona, NY 11368	4/29/2021 Cashflow, insufficient reserves, an underlying mortgage that matures in less than 6 months, which foreclosure proceeding were initiated on.
NY	Dorie Miller Housing Co Inc	Corona, NY 11368	4/29/2021 Flip Tax > 5%; Subletting prohibited; 2 years losses; Maturity of blanket mortgage < 6 months.
NY	Dorie Miller Housing Co Inc	Corona, NY 11368	4/29/2021 Inadequate cashflow to service debt obligations (3 years of consecutive losses)
NY	Dorie Miller Housing Co Inc	Corona, NY 11368	4/29/2021 Ineligible due to 2019 financial losses
NY	Edgebrook Cooperative	White Plains NY 10603	8/20/2020 Ground Lease
NY	Edgewater Park	Bronx, NY 10467	1/23/2019 Leasing Cooperative
NY	Eighth Street Owners Corp	New York, NY 10003	5/3/2021 Ground Lease / Leasehold Ownership
NY	Elmwood Residence	Brooklyn, NY 11230	5/22/2019 Reserve balance < 10%; Sponsor owns > 20% of shares; Insufficient funds to cover Budget shortage.
NY	Excelsior 57th Corp	New York, NY 10017	10/12/2017 Co-op is subject to Ground Rent. Pending litigation structural in nature.
NY	First, Second, & Third Beech Hills Corp	Little Neck, NY 11362	5/12/2021 Ground Lease/Leasehold properties are not acceptable to NewRez.
NY	Forest View Crescent Inc	Glendale, NY 11385	10/31/2017 Does not meet REO needs - Subletting is prohibited.
NY	Glen Manor Apartments	New Rochelle, NY 10805	8/15/2019 Litigation - Insurance is not covering claim; Potential settlement > 10% of Reserves
NY	Greenwood Arms Cooperative Corp	Howard Beach, NY 11414	2/6/2018 Fannie - A minus insurance rating on Hamilton Insurance Co. Freddie - Pending litigation not defended by insurance.
NY	Greystone in Westchester Cooperative 4 Inc	Yonkers, NY 10703	1/18/2018 Subletting is prohibited. Unable to verify if land is insured by an acceptable title insurance policy.
NY	Greystone in Westchester Cooperative #4 Inc	Yonkers, NY 10703	11/9/2021 Coop subject to ground lease.
NY	Hamilton Cooperative Apartments	Brooklyn, NY 11218	10/14/2019 Coop subject to a Ground Lease
NY	Hampton Court Owners Corp	Kew Gardens, NY 11418	10/8/2018 Litigation - Personal Injury
NY	Harriet Tubman Gardens Apt Corp	New York, NY 10027	12/6/2021 Ineligible for ongoing construction defect litigation vs developer.
NY	Harrison Gardens Owners	Amityville, NY 11701	7/9/2019 Single Entity Ownership exceeds 20% (35.07%) - Fannie Declined Waiver Ground Lease properties are unacceptable, Inadequate cash flow to service current debt and operating expenses, Proprietary Lease less than term of loan, Flip tax
NY	Harvey Cooperative Gardens Inc	Rego Park, NY 11374	8/27/2021 of 10% of gross selling price
NY	Harway Terrace Inc	Brooklyn, NY 11214	5/1/2018 Flip Tax exceeds 5% for this transaction.
NY	Harway Terrace Inc	Brooklyn, NY 11214	5/1/2018 Subletting is prohibited
NY	High Meadow Cooperative No 1 Inc	Ossining, NY 10562	1/5/2018 Subletting is prohibited
NY	Hudson Hills Tenants Corp	Yonkers, NY 10701	10/30/2020 49% Single Entity
NY	Island House Tenants Corp	New York, NY 10044	10/17/2020 ground lease
NY	Jamesport Bay Suites Owners Corp		8/21/2018 Hotel like operation of unsold units
NY	Karen Gardens Apartment Corp	Elmhurst, NY 11373	10/11/2021 Inadequate cashflow to service the current debt and operating expenses. 2020 financials show a 17% loss.
NY	Kings Village Corp	Brooklyn, NY 11234	4/15/2021 Project's financials do not provide for adequate cash flow to service current debt and operating expenses.
NY	Kings Village Corp	Brooklyn, NY 11234	11/8/2018 Flip Tax > 5%
NY	Kings Village Corp	Brooklyn, NY 11234	11/8/2018 Inadequate cashflow (UL Mtg in Forbearance); Insufficient Reserves; Mechanics Lien
NY	Kingsway Gardens Apartment Corp	Brooklyn, NY 11235	7/30/2018 Owner Occupancy of 50% not met; Single Entity > 20%; Board is not in control.
NY	Kinsor Corp	Howard Beach, NY 11414	3/8/2019 Flip Tax > 5% (5.19%); Substantial loss in 2017; No Subletting
NY	Larchmont Owners Corp		11/19/2021 < 50% OO; SEO > 20% (units)
NY	Leiv Eiriksson Plaza Housing Corp	Brooklyn, NY 11220	9/8/2021 Excessive 60 day delinquencies (16.67%) and litigation that cannot be considered minor.
NY	Lenox Arms Cooperative Inc	Brooklyn, NY 11203	5/3/2021 Ineligible due to the coop being subject to a ground lease and having a flip tax of 10%.
NY	Linden Hill No 1 Cooperative Corp	Flushing, NY 11354	10/1/2021 Coop subject to a ground lease.
NY	Lindenwood Village Sec E Cooperative Corp	Howard Beach, NY 11414	1/16/2018 Flip Tax > 5% (5.53%)
NY	Livingston Second HDFC	Dobbs Ferry, NY 10522	1/14/2021 Ground Lease
NY	Lofts at New Roc Owners Corp	New Rochelle, NY 10801	10/28/2020 Ground Lease, less than 50% Owner Occupied, Single Entity
NY	Maplewood Gardens Apt. Corp	Rockville Centre, NY 11570	7/2/2021 Sponsor owns more than 40% of shares

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NY	Mogul Park Inc	Mohegan Lake, NY 10547	12/1/2020 land co-op/detached
NY	Newport Owners Inc	Forest Hills, NY 11375	8/4/2021 Excessive single entity ownership. Sponsor owns 42.03% of units.
NY	North Broadway Estates Ltd	Yonkers, NY 10701	9/6/2018 Inadequate reserves
NY	North Broadway Owners Corp	Yonkers, NY 10701	3/19/2020 33.57% Single Entity Ownership. Pro-Rate 36.66%
NY	North Shore Towers Apartments Incorporated	Floral Park, NY 11005	8/9/2018 Mandatory membership to Country Club & Ground Lease.
NY	Nostrand Gardens Co-operative Incorporated	Brooklyn, NY 11235	10/31/2017 Project is subject to ground rent lease.
NY	Nostrand Gardens Coop Inc	Brooklyn, NY 11235	8/25/2020 Ground Rent/Leasehold Coop
NY	Oakdale Manor Owners	Suffern, NY 10901	4/14/2019 Pro-Rata > 35% (48.16%); Holder of Unsold Shares > 10%; 90% Coinsurance; No Subletting
NY	Oakwood North & South Owners Corp	Forest Hills, NY 11375	4/26/2021 SEO over 20%
NY	Oceanside Cove Redevelopment Corp Owners	Rockville Center, NY 11572	5/8/2019 Limited Equity
NY	Park Knolls Owners Inc	West Harrison, NY 10604	6/3/2021 Litigation where claim amount exceeds 10% of reserves. Cannot consider minor.
NY	Park Royale Owners Inc	New York, NY 10023	1/28/2021 Excessive Single Entity ownership (33.96%) - Fannie declined request for waiver.
NY	Park Slope Association	Brooklyn, NY 11220	3/13/2019 Flip Tax > 5% (6% if owned 10 years or less)
NY	Patricia Gardens Owners	Larchmont, NY 10538	3/19/2018 Sponsor owns >10% & Subletting not permitted. Unacceptable collateral - co-op must hold title to the property of the co-op project, including dwelling units. Project ineligible as borrower, not the co-op, owns his
NY	Pietsch Gardens	North Salem, NY 10560	4/26/2021 or her dwelling unit. This is referred to as "land-home" or "land-lease".
NY	Quincy Owners Inc	Mount Vernon, NY 10550	5/7/2021 Single Entity Ownership exceeds 20%
NY	Randall House Owners Corp	New York, NY 10003	4/1/2021 Insufficient crime/fidelity coverage
NY	Renee Owners Inc	Fresh Meadows, NY 11366	8/3/2021 Coop is not 50% owner occupied and sponsor owners 56% of units.
NY	Seaview Terrace Mutual Housing	Longbeach, NY 11561	6/28/2017 Fannie - Carrier rating for insurer Wright National does not meet requirements; Freddie - Blanket Mtg matures within 2 years.
NY	Second Beech Hills Corp	Little Neck, NY 11362	12/4/2020 Leasehold / Ground Lease
NY	Sheepshead Terrace	Brooklyn, NY 11235	7/23/2019 Ground Rent; Flip Tax > 5% (\$44 per share or 12% whichever is greater)
NY	Silver Beach Gardens Corp	Bronx, NY 10465	6/16/2021 Land co-op properties are not eligible
NY	Southbridge Towers	New York, NY 10038	3/26/2020 28% Flip Tax; Pending Litigation
NY	Southbridge Towers	New York, NY 10038	3/26/2020 Refinance ineligible at this time due to 28% Flip Tax imposed on 1st sale post reconstitution to private Co-op from Mitchell Lama.
NY	Sunnyside Owners Corp	Sunnyside, NY 11104	7/9/2021 Sponsor owns more than 20% of shares.
NY	Surrey Coop Apartments Inc	Bronx, NY 10469	12/11/2019 Flip Tax > 5%; Pending Litigation
NY	Toost Control Corp	New York, NY 10065	11/22/2017 Non-Occupant Borrower(s); Pro-Rata > 35% (43.45%)
NY	Trump Tower	New York, NY 10022	9/9/2021 Ground lease property
NY	Trump Village Section 4	Brooklyn, NY 11224	11/10/2021 Ongoing litigation over mechanics lien.
NY	Trump Village Section 4	Brooklyn, NY 11224	11/10/2021 Pending litigation for Mechanics Lien
NY	Vail's Grove Cooperative Inc	Brewster NY 10509	10/29/2018 Land Home Coop
NY	Vernon Manor Coop Apts Sec I	Mount Vernon, NY 10552	4/11/2019 Ground Lease
NY	Vernon Manor Coop Apts Sec I	Mount Vernon, NY 10552	4/11/2019 Ground Lease - No Attorney Opinion Letter
NY	Vernon Manor Coop Apts Sec II	Mount vernon, NY 10552	8/1/2019 Flip tax @ 12% & Ground Lease.
NY	Via Verde Apartment Corp	Bronx, NY 10455	12/9/2020 1. Excessive Pro-Rata (55.22%); 2. Limited Equity Coop (Profit on Sale must be Shared); 3. Pooled Insurance with unaffiliated projects
NY	Vietor Avenue	Elmhurst, NY 11361	3/22/2018 Single Entity > 10%; Cashflow on Unsold Shares unknown; Financial losses in 2016 - impacts other shareholders 14.4%
NY	West Village Housing	New York, NY 10014	5/2/2019 Flip tax is 25%
NY	White Oak Coop Housing	New Rochelle, NY 10801	7/31/2019 Coop subject to ground lease - No attorney opinion letter provided
NY	White Oak Coop Housing, NY	New Rochelle, NY 10801	6/17/2021 Ground Lease/Leasehold property
NY	Whitehall Tenants Corp	Riverdale, NY 10463	10/31/2018 Sponsor owns 51% of units combined. 50% OO presale requirement not met. Single Entity Ownership exceeds 20% - co-op currently owns 24%
NY	Whitman Village HDFC	Huntington Station, NY	5/6/2021 Subletting units is restricted by Lender in event of foreclosure
NY	Xander Corp	Long Beach, NY 11561	7/18/2019 Multiple lawsuits - Insurance maintains reservation of rights.
PA	William Penn House	Philadelphia, PA 19103	11/5/2020 Coop in ineligible geographic location