

Condo Ineligible Log as of 6/1/2022

State	Project Name	Project Location	Decision Date	Ineligible Project
				1. 2022 Budget not yet adopted 2. Litigation not minor ( Roof repairs required, not permanently completed ) - 3. Material Deficiencies present that have not been permanently repaired or
AK	Grand Larry	Anchorage, AK 99504	5/10/2022	completed
AK	Lakeside North	Anchorage, AK 99517	3/10/2022	litigation not considered minor
AL	Asbury Hills	Auburn, AL 36830	2/7/2022	Insufficient crime/fidelity coverage for FHA SUA.
AL	Beach Club Parcel 9	Gulf Shores, AL 36542	3/7/2022	Condo Project Ineligible: Unavailable in CPM due to being a condotel.
AL	Beach Club Parcel 9	Gulf Shores, AL 36542	3/7/2022	Condotel.
AL	Beachcomber	Gulf Shores, AL 36542	2/24/2022	Insufficient master insurance (90% coinsurance), excessive SEO and and excessive delinquencies.
AL	Bent Tree	Mobile, AL 36609	2/10/2021	Delinquencies greater than 15%
AL	Caribe	Orange Beach, AL 36561	3/2/2017	Condotel
AL	Colony Club at Drakes Landing	Gulf Shores, AL 36542	4/5/2022	Insufficient Insurance
AL	Lodges at Steelwood	Loxley, AL 36551	8/13/2021	Ineligible for warrantable and non-warrantable due to litigation, damages to paint on four buildings, structural compromised due to repairs not made as of today. Condotel Insufficient reserves Non-Incidental business income
AL	Phoenix III	Orange Beach, AL 36561	2/23/2017	
AL	Phoenix West	Orange Beach, AL 36561	4/19/2022	active litigation, condotel, non-incidental income >10%
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	Romar Village	Orange Beach, AL 36561	4/19/2022	Insufficient budgeted reserves, reserves less than 10%, at 8.53%
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
AL	Wolf Bay Villas	Orange Beach, AL 36561	4/22/2022	Insufficient budgeted reserves, reserves less than 10%, at 0%
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	Camelback House	Scottsdale, AZ 85251	7/30/2021	Condo Project Ineligible due to Leasehold.
AZ	Casa Bella II	Fountain Hills, AZ 85268	2/2/2021	Insufficient Insurance
AZ	Casa Del Monte	Scottsdale, AZ 85251	7/14/2021	Condo Project ineligible due to land lease and pending litigation.
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	Desert Shadows	Tucson, AZ 85710	10/12/2021	SEO 36%
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	Hawthorne	Phoenix, AZ 85013	9/22/2021	Excessive single entity at 65.94%
AZ	Hudson Trace	Tempe, AZ 85282	11/8/2019	FHA SUA denied by HUD due to FHA concentration over 10%.
AZ	Landmark Towers	Phoenix, AZ 85012	2/24/2022	Excessive investor concentration and for association being subject to a recreational/land lease.
AZ	Olympus	Phoenix, AZ 85012	4/26/2022	Insufficient insurance due to lack of adequate boiler/machinery breakdown coverage.
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	Summerfield Units 3 and 4	Scottsdale, AZ 85257	3/17/2022	Insufficient flood insurance
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	1245 Orange Grove	Glendale, CA 91205	6/8/2015	PERS required. 2007 Non-Gut Conversion, 62.5% rentals developer owned. Pooled insurance.
CA	1257 Chestnut	San Francisco, CA 94109	2/15/2022	2-4 Unit
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	20253 Keswick	Winnetka, CA 91306	3/15/2021	Structural Litigation
CA	2407 Harrison Street	San Francisco, CA	3/12/2021	Single entity 35%
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	3769 First Avenue	San Diego, CA 92103	5/11/2022	excessive SEO
CA	394 Fair Oaks Street	San Francisco, CA 94110	10/13/2021	Insufficient Insurance Documentation.
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	558 Evergreen St	Inglewood, CA 90302	6/15/2021	Project is ineligible due to insufficient allocated reserves and no reserve account.
CA	5800 Third Street	San Francisco, CA 94124	10/4/2018	Construction Defect Litigation
CA	837-843 11th Street	Santa Monica, CA 90404	4/29/2019	Single entity over 49%
CA	Abbingon	San Ramon, CA 94583	8/21/2020	Litigation - Structural
CA	Aldea Dos Vientas	Newbury Park, CA 91320	12/17/2021	Litigation - Structural Defects
CA	Aldea Dos Vientas	Newbury Park, CA 91320	12/17/2021	ongoing litigation for construction defects.

Condo Ineligible Log as of 6/1/2022

CA	Aldea Dos Vientas	Newbury Park, CA 91320	12/17/2021	Pending Litigation - construction defects that cannot be considered minor
CA	Aldea Dos Vientos	Newbury Park, CA	7/28/2015	Construction Defects
CA	Alegria at Spanish Walk	Palm Desert, CA 92211	7/2/2021	Structural Defect arbitration
CA	Alegria at Spanish Walk	Palm Desert, CA 92211	7/12/2021	Structural Litigation
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	Arbor Creek Circle	Dublin, CA 94568	12/15/2021	Condo project ineligible due to insufficient insurance.
CA	Atlantic Times Square	Monterey Park, CA 91754	7/27/2015	> 25% commercial.. Single Entity > 10%. No Budget. Public Report/Offering unavailable.
CA	Atlas Owners	San Diego, CA 92103	3/31/2022	Project unavailable in Fannie CPM and ongoing litigation for construction defects.
CA	Aurora at Riviera Del Sol	San Diego, CA 92154	5/13/2021	Private Transfer Fee
CA	Aurora at Riviera Del Sol	San Diego, CA 92109	3/28/2017	Pending litigation for structural defects.
CA	Avenue One	San Jose, CA 95123	9/22/2021	structural litigation in which repairs are not complete.
CA	Azzurra	Marina Del Rey, CA 90292	10/28/2015	Looks like you completed a Litigation on this Project in Aug.
CA	Barker Block		12/23/2015	Litigation review - Structural defects against developer
CA	Bayside, CA	San Diego, CA	1/19/2016	Structural defects
CA	Beach Cliff	Long Beach, CA 90802	3/2/2016	20% single entity
CA	Beachwood	San Clemente, CA 92672	4/17/2018	Insufficient Insurance
CA	Beacon	San Francisco, CA 94107	10/13/2015	Structural defects
CA	Belvedere at Northgate	Vallejo, CA 94591	6/5/2018	Litigation - structural defects
CA	Beverly Westwood HOA	Los Angeles, CA 90042	8/10/2018	Single entity at 54%
CA	Birchwood	Reseda, CA 91335	7/24/2020	Insufficient reserves
CA	Blackhorse	La Jolla, CA 92037	8/31/2021	Condominium is on Leased land
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	Breezea	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	Bridge Street Lofts	San Luis Obispo, CA 93401	1/14/2022	Excessive single entity ownership. (33.33% & 44.44%)
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	Brittan Heights	San Carlos, CA 94070	4/5/2022	Project is ineligible due to current repairs that are not finished that are related to safety and structural integrity. Per agency guidelines this is ineligible.
CA	Brookwood	Orinda, CA 94563	7/7/2021	Insufficient Flood Coverage
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	Carrroll Canyon	San Diego, CA 92126	10/20/2020	CPM approved
CA	Casa Bonita	El Cajon, CA 92021	4/19/2022	Insufficient budgeted reserves, reserves less than 10%, at 3.26%
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	Citrus Meadows	Fontana, CA 92335	7/23/2021	Located in a flood zone, no master flood policy.
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	Desert Princess	Cathedral City, CA 92234	10/1/2021	ground lease

Condo Ineligible Log as of 6/1/2022

CA	Doheny West Towers	West Hollywood, CA 90069	7/1/2021	Project is ineligible due to the 2 units are not combined legally per CC&RS. Agency requires the units to be legally combined.
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	6/28/2021	Condo project ineligible due to pending litigation - claim amount not covered by insurance policy.
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	Fahrenheit	San Diego, CA 92101	2/17/2022	Pending litigation over construction/structural defects
CA	Fairway Villas	El Cajon, CA 92019	4/23/2021	Insufficient crime/fidelity coverage.
CA	Fioli Homeowners	San Ramon, CA 94583	5/22/2019	Construction defect litigation
CA	Forest Glen	Winnetka, CA. 91306	4/12/2016	Insufficient Reserves
CA	Garden Grove Village	Santa Ana, CA 92705	3/20/2017	No Master Flood Ins Policy
CA	Garden Grove Village	Santa Ana, CA 92705	8/15/2017	The master does not provide a condo flood insurance policy.
CA	Gentry Villas	San Diego, CA 91910	3/26/2015	insufficient reserves
CA	Golden Gateway Commons II	San Francisco, CA 94111	7/15/2019	Pooled property insurance with unaffiliated projects.
CA	Harbor Hazard	Santa Ana, CA 92703	6/8/2018	Ineligible - Insufficient Flood coverage
CA	Harbour Vista	Huntington Beach, CA 92649	2/15/2021	Leasehold Estate.
CA	Harris Farm	Riverside	4/9/2021	Project is ineligible due to Construction Defect Litigation. Per agency guidelines this is ineligible. 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	Hollywood and Vine Residences	Los Angeles, CA 90028	12/17/2021	Project is ineligible due to unresolved construction defect litigation. Fannie also has this project listed as Unavailable.
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	Indigo at Montecito Vista		11/29/2021	Project is ineligible due to construction defect litigation that has not been repaired nor paid for.
CA	Infinity Owners	San Francisco, CA 94105	6/17/2019	Litigation on Construction defects. 6-17-19
CA	Inglewood Crossroads	Inglewood, CA 90301	4/6/2016	29% delinquent and possible pooled insurance.
CA	King David of Sunny Isles Beach	North Miami Beach, FL 33160	8/14/2018	master ins/ho6
CA	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	Lakes Country Club	Palm Desert, CA 92211	3/10/2021	Project is ineligible due to non incidental income (Golf revenue) on budget is 20%. Per agency guidelines tolerance is 10%.
CA	Legacy Villas at La Quinta	La Quinta, CA 92253	9/28/2021	Condotel
CA	Library Court		3/18/2016	Structural litigation against developer
CA	Library Court	Los Angeles, CA 90017		Structural litigation against developer
CA	Los Angeles Aliso Village	Los Angeles, CA 90033	5/14/2021	Leasehold
CA	Los Meganoes	Carpinteria, CA 93013	12/2/2021	Located in a flood zone and does not have a master flood policy that meets guidelines.
CA	Lucent Frame & Focus	San Diego, CA 92108	2/9/2022	Project is ineligible due to unresolved construction defect litigation.
CA	Lucent Frame & Focus	San Diego, CA 92108	7/15/2021	Pre-litigation structural issue.
CA	Luminaria	Oxnard, CA 93036	7/2/2020	Litigation - Construction Defects
CA	Luminaria	Oxnard, CA 93036	11/6/2019	Litigation - Construction Defects
CA	Madison Plaza	Pasadena, CA 91101	5/26/2021	Project is ineligible due to having co insurance. Co insurance is ineligible per agency guidelines.
CA	Marina Pacifica	Long Beach, CA 90803	2/28/2017	Litigation
CA	Mariposa at Plum Canyon	Saugus, CA 91350	3/24/2022	ongoing litigation for construction defects and unavailable in Fannie CPM for same.
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	Meadow Brook Village	Freemont, CA 94536	5/2/2021	Litigation - Construction Defects
CA	Meadowood Village	Rancho Cucamonga, CA 91730	5/11/2022	Project is ineligible due to FHA concentration is over 10% Currently concentration is at 11.84% therefore SUA is not granted via HUD.
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	Mission Lakes Country Club	Desert Hot Springs, CA 92240	7/27/2021	Mandatory fee-based membership
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

Condo Ineligible Log as of 6/1/2022

CA	Monterey Country Club	Palm Desert, CA 92211	5/14/2021	unavailable per CPM, mand. memberships
CA	Moorpark Meadows	Studio City, CA 91602	3/18/2021	Construction Defect Litigation
CA	Newpark Village	Newark, CA 94560	1/28/2022	Litigation does not meet guidelines.
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	Oakland	Oakland, CA 94601	5/17/2021	2 units on one deed
CA	One South	Redondo Beach, CA 90278	11/2/2021	Ineligible due to construction defect litigation. Repairs have not been made. Agency requires that the repairs have been made.
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	Palm Valley	Palm Desert, CA 92211	6/22/2021	Mandatory Membership
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	Pier House	Huntington Beach, CA 92648	3/10/2022	Building in danger of imminent collapse
CA	Plaza - Irvine	Irvine, CA 92612	11/11/2015	Pending litigation for structural defects
CA	Plaza - Irvine	Irvine, CA. 92612	11/11/2015	Ineligible due to Construction/Structural Defects, Electrical/Plumbing Defects; Mold, Roof Leakage, Water Intrusion and Structural Cracks. All parties have been notified.
CA	Port O Call	Vallejo, CA 94591	6/24/2021	Insufficient insurance coverage
CA	Portside	San Francisco, CA 94105	10/28/2016	commercial space is less then 10%
CA	Princessa Estates	Canyon Country, CA 91387	10/25/2018	Insufficient Budgeted Reserves
CA	Promenade West	Los Angeles, CA 90012	5/22/2018	Litigation re parking
CA	Quail Hollow Ridge	Novato, CA 94947	4/8/2022	insufficient insurance
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	Regency Wilshire	Los Angeles, CA 90024	12/13/2021	Combined unit - not legally combined
CA	Rio Vista	San Diego, CA 92110	3/10/2017	Reserves less than 10%
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	San Marcos Islands	San Marcos, CA 92078	10/25/2021	SEO 50%
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 Project is ineligible due to some units are functioning similar to Timeshares and also the HOA president is facilitating the rentals on the condo website. Per agency guidelines this is
CA	See the Sea	San Diego, CA 92109	7/22/2021	ineligible.
CA	Serafina	Valley Village, CA 91607	1/22/2020	Project is ineligible due to FHA concentration being over 10%. Currently the FHA concentration in the project is 19.74% via the HUD website.
CA	Shadow Mountain Trails	Lake View Terrace, CA 91324	5/23/2017	0% reserve allocation, not following prior or current reserve study
CA	Shadow Pines	San Jose, CA 95121		Litigation
CA	Shadow Woods	Pleasanton, CA 94588	7/6/2017	Single entity owns over 10%
CA	Sherman Way	Reseda, CA 91335	3/19/2019	Single Entity Ownership > 25% (52%)
CA	Sherman Way	Reseda, CA 91335	11/22/2016	Single entity over 50%, 52 of 98
CA	Shybary Grand	Los Angeles, CA 90013	11/6/2021	Excessive Single Entity Ownership, Coinsurance, Insufficient Reserves and Fidelity Bond Coverage
CA	Shybary Grand	Los Angeles, CA 90013	10/11/2016	Single Entity > 10%. Insufficient Reserves (8.8%)
CA	Silvera Villas	Dublin, CA	3/11/2019	Litigation for structural/construction defects
CA	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	Smart Corner	San Diego, CA 92101		Construction defect litigation.
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	South Shores	Imperial Beach, CA 91932	1/5/2022	Project is ineligible due to insufficient reserve allocation.
CA	Spinnaker Bay	Newport Beach, CA 92661	12/20/2021	Lack of Master Flood Insurance
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

Condo Ineligible Log as of 6/1/2022

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	Summit 800	San Francisco, CA 94132	1/7/2022 Litigation - Construction Defect
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	Surfwood Monterey	Los Angeles, CA 90042	4/14/2022 significant deferred maintenance
CA	Sutter's Mill Neighborhood	Orange County, CA	5/17/2016 Structural Defects
CA	Tamarisk	Irvine, CA 92602	9/21/2021 Insufficient Insurance
CA	Tara Hill	Culver City, CA 90230	1/13/2021 Project ineligible due leasing restriction within the Declarations per FHA SUA guidelines. Leasing restriction does not allow a tenant within the first year of ownership. Investor concentration over 50%
CA	Tarzana Capri	Tarzana, CA 91356	4/6/2017 Reserves less than 10%
CA	Terrace at Canyon Hills	Laguna Beach, CA 92651	5/2/2022 insufficient insurance
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	Timber Ridge	Kirkwood, CA 95646	3/22/2022 condotel
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 at Foothill Ranch	Foothill Ranch, CA 92610	1/21/2022 Insufficient Insurance
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 Hills II	Irvine, CA 92617	5/12/2021 Property tyoe: Leasehold Estate
CA	University Park	Irvine, CA 92612	3/2/2021 Possible PUD - requestor is aware of this
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	Villaggio	Yorba Linda, CA 92886	4/23/2021 construction defects litigation
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	Warner Springs Estates	Warner Springs, CA 92086	11/10/2021 Manufactured Home
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	West Knoll	West Hollywood, CA 90069	5/4/2021 Litigation - Construction Defects
CA	Westborough Court	San Francisco, CA 94080	6/12/2015 Litigation is unknown on the claim amount.
CA	Westerlies	Oxnard, CA 93035	10/1/2021 construction defect litigation
CA	Westview Towers	West Hollywood, CA 90069	1/7/2022 Insurance - Pooled Policy
CO	Arapahoe Pines	Plymouth Meeting	3/10/2021 Project ineligible for FHA SUA because the FHA concentration in the project is more than 10%. Currently they are at 18.18%.
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.

Condo Ineligible Log as of 6/1/2022

CO	Campus West	Fort Collins, CO 80525	3/8/2016 Single Entity 14.2%, 90% Investor Concentration
CO	Canyon Club	Denver, CO 80237	9/8/2021 Litigation - repairs not permanent
CO	Cedar Meadows	Westminster, CO 80030	9/28/2021 80% coinsurance written at ACV
CO	Cedar Meadows	Westminster, CO 80030	9/28/2021 Insurance written at ACV.
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	Cottonwood Village	Westminster, CO 80260	1/18/2022 Insufficient reserve contributions at 3.77%.
CO	Dakota Station II	Littleton, CO 80128	8/16/2021 Litigation - Insurance not covering
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. Project is ineligible for structural roof and parking structure repairs in which we are unable to determine, based on information provided, that the repairs will have no adverse impact or
CO	Heather Gardens	Aurora, CO 80014	2/22/2022 negative financial impact on the project.
CO	Highlands at Stongate North	Colorado Springs, CO 80134	Pending litigation for structural defects against developer
CO	Hiland Hills	Denver, CO 80247	4/15/2022 Project is ineligible due to Litigation can not be considered minor. The repairs have not been completed.
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	Lakeview Terrace	Grand Junction, CO 81506	4/4/2022 Project is ineligible for FHA SUA due to the owner occupancy of the project is less than 50%. Per FHA guidelines o/o needs to be at least 50% or above.
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	Overlook	Estes Park, CO 80517	10/18/2021 SEO (19 out of 40 units)
CO	Park Hill	Denver, CO 80220	7/21/2021 Project is ineligible due to no reserve allocation on annual budget. Agency requires 10% be allocated to reserves per year. Provided option to restructure loan to Limited/Streamline.
CO	Passage Point	Frisco, Co 80443	7/9/2021 Ineligible- condotel features and mandatory membership to resort for common facilities
CO	Pebble Creek	Denver, CO 80235	3/13/2015 insufficient reserves (2.73%)
CO	San Moritz	Crested Butte, CO 81224	9/21/2021 Project is a condotel.
CO	Ski Time Square	Steamboat Springs, CO 80487	7/12/2018 Timeshare
CO	Ski Tip Ranch	Keystone, CO 80435	8/3/2021 Condotel. Need complete original declaration and management agreement to reconsider.
CO	Sunflower	Aurora, CO 80014	6/15/2017 Litigation - HOA suing Insurance company for 1.2M, repairs not done, insurance not defending HOA.
CO	Twin Lakes	Boulder, CO 80303	4/9/2021 Insufficient Insurance – No Master Hazard Policy on Project
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	Whispering Pines of Denver	Denver, CO 80247	12/20/2021 Ineligible due to pending litigation.
CO	Whispering Pines of Denver	Denver, CO 80247	12/22/2021 Project is ineligible due to current pending litigation.
CO	Willow Brook	Boulder, CO 80301	5/7/2021 Inadequate insurance coverage - all common buildings must have full Replacement Cost, including garages and carports. (Garages/carports currently have Actual Cash Value.)
CO	Windcreek	Aurora, CO 80017	3/21/2022 Project is ineligible for FHA SUA. FHA requires the project have at least 50% of the units to be owner occupied. Currently the project is 42% owner occupied.
CO	Woodside Village	Denver, CO 80247	3/16/2022 active litigation for roof repairs
CO	Yacht Club	Westminster, CO 80030	4/8/2022 Ongoing construction defect litigation where repairs have not been remediated.
CO	Yacht Club	Westminster, CO 80030	5/29/2021 Litigation
CO	Yacht Club	Westminster, CO 80030	5/29/2021 Litigation - Construction Defects
CT	Blackstone Village II	Meriden, CT 06450	1/29/2020 Rec lease - term ends Aug 2021. No renewal available.
CT	Casagmo	Ridgefield, CT. 06877	6/2/2016 Ground and Recreation Lease. Project is Ineligible, but Sales has asked us to not decline while she tries to get additional information. Showing as '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	Hundley Court	Stamford, CT 06902	7/16/2021 Delinquencies at 25% and Budget reserves less than 10%.
CT	Ledgebrook	Norwalk, CT 06854	4/13/2022 insufficient insurance
CT	Myrtle Gardens	Shelton, CT 06484	7/15/2021 Insufficient ins
CT	Oak Meadows	Brookfield, CT 06804	12/18/2020 const. defect litigation
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	Pine Rock Place	Hamden, CT 06514	12/20/2021 Excessive single entity ownership.
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	Sedgwick Village	Darien, CT 06820	4/13/2022 Lack of master flood insurance for subject building.
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	Terrace Gardens	Wallingford, CT 06492	9/29/2021 Leasehold

Condo Ineligible Log as of 6/1/2022

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	White Sails	Stonington, CT 06378	3/10/2021	Insufficient insurance. Policy has 80% coinsurance.
CT	Winnipauk Village	Norwalk, CT 06851	10/14/2021	Ineligible for FHA SUA due to insufficient crime/fidelity insurance.
CT	Woodbridge	Manchester, CT 06042	8/14/2020	PEW denied for excessive delinquency
DC	Coventry	Washington, DC 20019	3/14/2022	not eligible for full review due to delinquency greater than 15% at 16.67% and reserves less than 10%, at 8.87%
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	10/12/2021	comm. space (54%), pooled ins
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, Unit Owners, Common Areas and
DE	Point at Bethany Bay	Ocean View, DE. 19970	5/18/2016	Visitors.
DE	Point at Bethany Bay	Ocean View, DE. 19970	5/18/2016	Litigation still Ineligible. Add'l conditions requested.
DE	Rockland Mills	Rockland, DE 19732	9/4/2020	Association has no evidence of flood coverage for the subject unit.
DE	Sandbar Village at Nassau Bridge	Lewes, DE 19958	11/16/2021	Excessive single entity ownership. 59.32%
DE	Sea Colony East Ph I	Bethany Beach, DE 19930	12/29/2015	Leasehold
DE	Star of Sea	Rehoboth Beach, DE 19971	3/9/2017	Condotel Association has no evidence of flood coverage for the subject unit.
DE	Terraces	Rockland, DE 19732	10/9/2020	
FL	5050	Miami, FL 33126	11/3/2020	Insufficient insurance. No evidence of wind coverage and 80% coins with no current appraisal or RCE.
FL	5600	Miami Beach, FL 33140	10/12/2021	Insufficient reserve contributions.
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	1080 Brickell		9/2/2021	Construction defects litigation.
FL	1300 S. Miami Ave	Miami, FL 33130	12/19/2016	PERS approved - expires 6/5/2018
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	18975 Collins	Sunny Isles Beach, FL 33160	2/18/2021	PERS Required - Insufficient Reserves
FL	220 Meridian	Hialeah, FL 33012	1/28/2019	No reserve contributions; Single Entity 33.33%; 67% Investor Concentration
FL	236 Fifth Avenue	Delray Beach, FL 33483	11/3/2019	Project Ineligible due to this is air condos. Hotels owns all common areas and unit owners have easement rights.
FL	2711 Hollywood Beach	Hollywood, FL 33019	9/8/2016	Pending litigation for Structural defects
FL	401 Blu of North Beach	Miami Beach, FL 33141	9/19/2016	Ineligible - 7.8% reserves and 11.65% single entity
FL	4111 South Ocean Drive	Hollywood, FL 33019	3/5/2018	Condotel Single Entity Condotel N/C in FL
FL	551 FLB	Fort Lauderdale, FL 33304	8/27/2019	Lock Outs
FL	900 Biscayne Bay	Miami, FL 33132	3/29/2021	insufficient reserve contributions.
FL	Adams Place	Tallahassee, FL 32301	9/30/2020	Insufficient reserves and single entity ownership exceeding 25%.
FL	Admiral Port	Aventura, FL 33160	5/28/2021	Land Lease & insufficient reserves. \$12k land lease expense on 2021 budget. Reserves at 2.9%.
FL	Alerio	Miramar Beach, FL 32550	1/20/2022	Amended Dec still does not permit year round occupancy
FL	Alerio	Miramar Beach, FL 32550	1/20/2022	Condotel Characteristics, Governing documents have rental requirements and do not permit year-round occupancy.

Condo Ineligible Log as of 6/1/2022

State	Property Name	Address	Issue Date	Issue Description
				Condotel Characteristics, Governing documents have rental requirements and do not permit year-round occupancy.
FL	Alerio	Miramar Beach, FL 32550	1/20/2022	
FL	Altamonte Heights	Altamonte Springs, FL 32701	8/31/2016	Investor concentration > 50%. OO & 2nd Home ONLY
FL	Ambassadors East	Highland Beach, FL 33487	5/11/2016	Ground lease
FL	Andor Plaza	North Miami Beach, FL 33162	11/6/2020	Insufficient Insurance
FL	Apex at Park Central No.1	Doral, FL 33178	12/19/2019	Ineligible for FHA SUA due to resale and leasing restrictions.
FL	Aquarius	Riviera Beach, FL 33404	7/17/2017	Pending litigation for Structural/Safety concerns.
FL	Arbour Townhouse	North Miami, FL 33261	11/4/2016	30% delinquencies
FL	Arcadia	Miami Beach, FL 33139	2/24/2021	Insufficient crime/fidelity coverage.
FL	Aria on The Bay	Miami, FL 33132	2/20/2018	Insufficient budgeted reserves (at 4.97%)
FL	Ashton Oaks at Riverhall	Alva, FL 33920	2/11/2019	mandatory membership
FL	Atlantic Gardens	Cape Canaveral, FL 32920	2/15/2017	Insurance - no building ordinance or law or increased cost of construction. Litigation - unable to determine if minor.
FL	Atlantis A	Jensen Beach, FL 34957	9/5/2017	Budgeted reserves less than 10%
FL	Attache Garden	Hollywood, FL 33019	9/28/2020	inadequate flood insurance, co-insurance
FL	Avellino Isles	Naples, FL 27201	6/2/2015	Litigation does meet Fannie Mae Selling Guide, Section B4-2.1-02
FL	Aventine at Miramar	Hollywood, FL 33025	1/12/2021	Single entity ownership is at 37% and the loan is Unavailable for sale to FNMA/FHLMC.
FL	Aventura Marina Two	Miami, FL 33180	1/28/2022	Building has a code compliance violation from the City requiring repair of post tension cables.
FL	Aventura Parksquare Residences	Aventura, FL 33180	10/11/2021	Project is ineligible due to unavailable status in CPM for parking entity having voting control over HOA.
FL	Aviano Carriage Homes II	Naples, FL 34105	5/25/2021	Structural defects not remediated.
FL	Axis on Brickell II	Miami, FL 33130	11/10/2021	Ineligible for full review as investment due to excessive investor concentration.
FL	Azure	Fort Walten Beach, FL 32548	10/2/2015	CondoTel
FL	Bal Harbour Resort	Bal Harbor, FL 33154	11/29/2016	No reserves and probable condotel
FL	Bay House Miami	Miami, FL 33137	8/12/2016	New construction FL watch list - 37 of 165/20% of the units listed for sale.
FL	Bay House Miami	Miami, FL 33137	8/5/2021	Litigation: Structural defects not remediated.
FL	Bay House Miami	Miami, FL 33137	8/5/2021	Structural defects not remediated.
FL	Bay House Miami	Miami, FL 33137	8/3/2018	Litigation - Construction Defect
FL	Bay Park Towers	Miami, FL 33137	5/21/2015	Insufficient reserves
FL	Bayshore	Tampa, FL 33611	2/23/2021	Insufficient reserve contributions.
FL	Bayshore at Vista Cay	Orlando, FL 32819	6/1/2018	Unavailable in CPM - Condotel - declaration requires owner check-in
FL	Bayshore Royal	Tampa Bay, FL 33606	8/3/2018	No annual reserve allocation
FL	Bayview Towers	Miami, FL 33181	4/21/2021	Ineligible for full review due to Budget not adequate for Full Review - zero reserves.
FL	BCC North Residential		8/2/2016	New Construction - FL projects require PERS approval
FL	Beach Club Two of Hallandale	Hallandale Beach, FL 33009	4/5/2018	Litigation - multiple cases not defended by insurance Project is ineligible due to condotel characteristics. 1. Project is primarily transient in nature. 2. Offers hotel type services. 3. Professionally managed by a hotel or resort management company that also facilitates short term rentals.
FL	Beach Place	Madeira Beach, FL 33708	12/15/2021	company that also facilitates short term rentals.
FL	Beache Residences	Sarasota, FL 34236	12/3/2019	DreamBig
FL	Beachside Key West Resort	Key West, FL 33040	6/25/2019	Single entity at 63%
FL	Beacon Twenty-One G	Jensen Beach, FL 34957	8/6/2021	Insufficient reserve contributions. Zero reserves for 2021.
FL	Bedford C	Sun City Center, FL 33573	12/2/2021	Recreational/Long term lease
FL	Bellevue Biltmore Villas-Bayshore I	Belleair, FL 33756	9/15/2021	Insufficient insurance coverage - coinsurance
FL	Bentley at Cobbs Landing	Palm Harbor, FL 34684	6/16/2015	Project is ineligible due to exceeding single entity requirements.
FL	Bermuda Club	Fort Lauderdale, FL 33319	1/12/2022	Insufficient reserve contributions. Reserves waived for 2022.
FL	Bermuda Isles II	Bonita Springs, FL 34134	3/22/2016	Mandatory Club Membership
FL	Beso Del Sol Resort	Dunedin, FL 34698	10/28/2021	condotel
FL	Beverly Hills No.10	Hollywood, FL 33021	4/2/2020	Ineligible for insufficient reserves.
FL	Blue Lagoon	Miami, FL	9/26/2016	Insufficient Reserves
FL	Blue Lagoon	Miami, FL 33126	12/22/2021	Ineligible for coinsurance and no evidence of 100% RC.
FL	Blue Lagoon	Miami, FL 33126	12/22/2021	Ineligible for delinquencies and litigation for breach of contract that cannot be considered minor.
FL	Blue Lagoon	Miami, FL 33126	12/22/2021	Project is ineligible for safety, soundness, structural integrity and habitability concerns.
FL	Blue Lake Townhouses	Pompano Beach, FL 33064	7/31/2020	Insufficient reserve contributions.
FL	Boca Grande Club Phase 1	Boca Grande, FL 33921	11/7/2021	Project ineligible due to insufficient insurance.
FL	Boca Grande Club Phase I	Boca Grande, FL 33921	10/20/2020	90% coinsurance and no evidence of coverage being at 100% of replacement cost.
FL	Boca Teeca 7	Boca Raton, FL 33487	7/8/2015	Structural defects
FL	Boca Teeca 8	Boca Raton, FL 33487	1/25/2022	Large special assessment on major infrastructure repairs that cannot be considered routine maintenance.
FL	Boca Verde East	Boca Raton, FL 33431	3/6/2020	Recreational amenity lease agreement
FL	Boca West	Boca Raton, FL 33434	2/7/2022	Mandatory membership
FL	Bona Vista	Altamonte Springs, FL 32714	1/15/2021	Insufficient Insurance - ACV Roofs
FL	Bond 1080 Brickell	Miami, FL 33131	5/4/2021	Construction Defect litigation
FL	Borghese at Hammock Bay	Naples, FL 34114	4/11/2019	Litigation - HOA is defendant in \$1.9MIL lawsuit. Insurance is not defending.
FL	Boynton Landings	Boynton Beach, FL 33426	4/2/2020	Project has over 81% investment units. Our transaction is an investment transaction. Agency tolerance for investment ratio is 50% therefore our transaction is not eligible.
FL	Brickell Key One	Miami, FL 33131	7/9/2021	Insufficient reserve contributions.
FL	Brighton Place	Boston, MA 02135	2/19/2021	Single entity ownership at 44% as well as being Unavailable in CPM for project being incomplete.
FL	Brooklyn	Miami Beach, FL 33139	11/13/2017	Condotel per Fannie CPM
FL	Bryn Mawr Ocean Towers	Fort Pierce, FL 34949	12/2/2021	Insufficient master insurance. 80% coinsurance. Not covered to 100% RC per 2020 RCE.



Condo Ineligible Log as of 6/1/2022

		Litigation
		Structural Issues
FL Buckley Towers	Miami, FL 33179	1/4/2019 Insufficient Budget
FL Burleigh House	Miami Beach, FL 33141	3/15/2022 Significant Deferred Maintenance
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 Calypso Resort Tower	Panama City Beach, FL 32413	1/3/2022 Project is unavailable in the Fannie system therefore project is ineligible.
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	4/11/2022 Project is ineligible due to being a condotel. Agency guidelines do not allow condotels.
		Project is ineligible. Project has condotel characteristics such as transient units, nightly rentals, units with kitchenettes etc. Fannie has the project listed as unavailable due to being a
FL Casa Costa	Boynton Beach, FL 33435	4/11/2022 condotel.
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 Mar	Indialantic, FL 32903	6/9/2021 Project is ineligible due to having co insurance. 80% no AA/AV/RCE or Ins Appraisal. Co insurance is ineligible per agency guidelines.
FL Casa Del Sol	Hialeah, FL 33012	9/16/2016 Project does not met reserve requirements.
FL Casa Granada	Palmetto Bay, FL 33176	2/22/2018 no reserves - not eligible for full review
FL Casa Playa	Cocoa Beach, FL 32931	10/31/2018 Single Entity Owns 82%
FL Cassa Brickell	Miami, FL 33129	6/2/2016 FL - New Construction requires PERS submission to FNMA. DD
FL Castle Reef	New Smyrna Beach, FL 32169	9/27/2021 Rental program arrangement facilitated by HOA. 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 Charter Club of Palm Beach	West Palm Beach, FL 33415	10/27/2021 Loan has been withdrawn.
FL Chateau	Fort Lauderdale, FL 33304	2/12/2021 Single entity ownership at 27.78%
FL Chateaubleau Villas	Miami Beach, FL 33165	5/5/2021 insufficient reserve contributions
FL Chateaubleau Villas	Miami Beach, FL 33165	7/2/2021 Condo Ineligible due to co-insurance and no Agreed Amount/Value endorsement.
FL Christy Place Villas	Miami, FL 33184	4/14/2021 Insufficient reserve contributions.
FL Cite	Miami, FL 33137	Litigation between commercial unit owners that cannot be considered minor based on information provided.
FL Clifton	Hallandale, FL 33009	6/7/2021 Insufficient reserve contributions.
FL Clipper	Miami, FL 33138	11/30/2016 Insufficient replacement reserves (5.38%)
FL Cloister Beach Towers	Boca Raton, FL 33432	1/28/2022 Breach of contract litigation that cannot be considered minor.
FL Cloverplace	Palm Harbor, FL 34684	3/14/2022 Insufficient reserve contribution at 8.78%
FL Club at Crystal Lakes II	Fort Myers, FL 33919	3/15/2021 Ineligible for FHA SUA due to insufficient crime/fidelity coverage and for the association requiring approval of leases and prospective tenants.
FL Club Atlantis	Miami Beach, FL 33140	6/12/2021 Insufficient reserve contributions.
FL Club Quarters at Raintree	Pembroke Pines, FL 33025	8/24/2020 Insufficient Reserve contributions (0%)
FL Clubside I at Pelican Strand	Naples, FL 34110	4/28/2022 Insufficient reserve contribution at 6.42%.
FL Coachman Creek	Clearwater, FL 33765	7/23/2020 litigation for safety, structural soundness, and habitability.
FL Cobblestone	Pembroke Pines, FL 33027	10/7/2021 Wrongful death litigation that does not meet guidelines.
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 11	Tamarac, FL 33021	10/26/2021 Insufficient master insurance. Coinsurance.
FL Concord Village VII	Fort Lauderdale, FL 33321	10/13/2020 Insufficient reserve contributions. HOA waived reserves for 2020.
FL Concord Village XII	Tamarac, FL 33321	4/21/2021 Insufficient crime/fidelity coverage
FL Continuum	Miami, FL 33193	4/11/2022 Lack of master flood insurance policy.
FL Continuum	Miami, FL 33193	4/11/2022 No master flood insurance policy and coinsurance on hazard.
FL Coral West Villas	Hialeah, FL 33018	1/2/2020 Ineligible due to coinsurance. HOA has insufficient coverage. currently at 79% coverage to RC.

Condo Ineligible Log as of 6/1/2022

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
FL	Costa Linda	Doral, FL 33178	6/11/2021	Insufficient crime/fidelity coverage.
FL	Cottages at Argyle	Jacksonville, FL 32224	7/2/2021	Ineligible due to Construction defect litigation not yet remediated and in discovery phase with possible special assessment
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	Doral, FL 33178	3/11/2022	Insufficient master insurance due to roofs being covered to ACV.
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
FL	Covered Bridge	Lake Worth, FL 33467	4/26/2022	rec lease
FL	Covered Bridge	Lake Worth FL 33467	3/13/2018	Leased Amenities
FL	Covered Bridge	Lake Worth, FL 33467	5/24/2022	Insufficient budgeted reserves, no reserves allocation and balance sheet does not contain reserve accounts.
FL	Covered Bridge	Lake Worth, FL 33467	5/24/2022	Insufficient Reserves
FL	Cranwell House	Fort Lauderdale, FL 33312	9/7/2018	Leased Amenities
FL	Crest at Waterford Lake	Orlando, FL 32828	5/5/2022	Ineligible for excessive investor concentration on an investment loan.
FL	Crossings Village	Miami, FL 33186	3/27/2019	Litigation
FL	Cypress at Woodmont II	Tamarac, FL 33321	11/30/2021	SLR - structural deficiencies
FL	Cypress Tree	Lauderhill, FL 33313	6/14/2021	project is ineligible due to 99 year mandatory rec lease, No budgeted reserves and delinquencies at 19.62%
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	Largo, FL 33778	10/31/2021	Leasehold exception not approved
FL	Deerwood Gardens 1	LARGO, FL 33778	10/22/2019	Condo project Ineligible due to ground lease and estate in leasehold.
FL	Del Mar	Indian River Shores, FL 32963	7/20/2021	Project ineligible due to Land/Rec Lease. Unit owners don't own common area they are required to lease.
FL	Delray Racquet Club	Delray Beach, FL 33444	1/11/2018	Unacceptable Litigation - Insurance is not defending or covering claim at this time.
FL	Destiny Springs	Altamonte Springs, FL 32714	3/15/2021	Insufficient Insurance - Coins 90%
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		9/23/2021	Land Lease
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	East Bay Country Club Apartments	Largo, FL 33771	2/23/2022	Subject unit is in leasehold. Ground lease does not meet agency guidelines.
FL	East Greens	Lehigh Acres, FL 33936	4/18/2022	1) Project is not established in FL. Requires PERS approval. 2) Master property policy does not cover all units. 10 units covered by builders risk policy. 3) Insufficient crime/fidelity coverage.
FL	Eastern Marine	North Miami Beach, FL 33160	12/22/2021	Excessive 60 day delinquencies and unacceptable deferred maintenance and safety issues.
FL	Echo Aventura	Aventura, FL 33180	6/25/2015	New Construction in the state of FL. Must be submitted as a PERS.
FL	Edge No. 1	West Palm Beach, FL 33401	2/24/2017	Single Entity>10% and Budget Replacement Reserves <10%
FL	Edgewater Beach Resort	Panama City Beach, FL 32407	6/5/2020	Mandatory Membership Condotel

Condo Ineligible Log as of 6/1/2022

FL Edgewater Village	Punta Gorda, FL 33980	4/11/2022	Association has no master flood coverage in place.
FL El Prado XIII	Hialeah, FL 33018	10/8/2021	insufficient insurance - project is under insured.
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 Eldorado Towers	Miami, FL 33180	1/5/2022	Construction defect litigation.
FL Eleven Hundred Golf Shore Club	Naples, FL 34110	12/7/2017	Ground Lease
FL Eloquence on the Bay	North Bay Village, FL 33141	5/17/2021	Structural defect litigation. Unavailable in CPM for the same reason.
FL Embassy Park	West Palm Beach, FL 33401	6/13/2016	Litigation: amount unknown/slip and fall
FL Emerald Green Villas	Tampa, FL 33618	3/19/2021	Single entity ownership at 44% and for association operating as a condotel.
FL Emerald Shores	Satellite Beach, FL 32937	6/18/2021	Reserves less than 10% of Income
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
FL Espirt	Miami, FL 33186	10/26/2021	Pending litigations regarding damage to condo project.
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 Essex Tower	Fort Lauderdale, FL 33301	5/21/2021	1) Construction defects litigation. 2) Litigation where insurance carrier is not defending and claim exceeds 10% of reserves.
FL Excelsior Beach to Bay	Sarasota, FL 34236	3/31/2021	association operating as a condotel and non-incident income exceeding 10%.
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 Farnham M	Deerfield Beach, FL 33442	2/28/2022	Unavailable in CPM for foreclosure impediments and insufficient reserve contributions.
FL Fifth Moorings	Miami, FL 33179	10/27/2017	Project is subject to a Recreational Lease. Amenities are owned by a 3rd party with mandatory fees.
FL Finn Villas	Fort Lauderdale, FL 33308	4/19/2022	Excessive single entity ownership of 37.5% and insufficient master insurance since wind coverage is excluded. Mandatory memberships
FL Five Towns of St Petersburg No 300	Saint Petersburg, FL 33709	5/1/2019	Delinquencies over 15%
FL Fontainebleau Lakes Courtyards West	Miami, FL 33172	7/15/2021	Construction defects litigation.
FL Fontainebleau Gardens	Miami, FL 33126	10/27/2020	Insufficient insurance. Association is covering to 80% of the projects replacement cost.
FL Fontainebleau Lakes Courtyards West	Miami, FL 33172	5/21/2020	Litigation for construction defects pending to be repaired.
FL Fontainebleau Gardens	Miami, FL 33126	3/2/2022	Insufficient master insurance. Project is covered to 60% of its replacement cost per 2022 project appraisal.
FL Fountains of Palm Beach 4	Lake Worth, FL 33467	9/29/2021	Insufficient reserve contributions. 2.18% reserves.
FL Fountains of Palm Beach 8	Lake Worth, FL 33467	8/6/2021	Insufficient reserve contributions. Reserves waived for 2021.
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 Gardens of Forest Lake	Oldsmar, FL 34677	3/30/2021	Construction defect litigation, repairs have not been remediated, repaired, or replaced.
FL Gardens of Kendall No. 1	Miami, FL 33176	3/23/2022	HOA is not allocating the required 10% to the annual reserve fund for 2022. Currently the HOA is at 2.50%
FL Gateway	Miramar Beach, FL 32550	11/5/2021	Condotel characteristics, lock off units, daily rentals.
FL Gateway House	Miami, FL 33162	4/29/2021	insufficient reserve contributions and litigation that cannot be considered minor.
FL Glen Manor	Bonita Springs, FL 34134	12/14/2020	Association requires approval of prospective tenants.
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 Golf View Villas I	New Port Richey, FL	5/5/2022	Mandatory membership for use of amenities owned by a 3rd party.
FL Golf's Edge	Daytona Beach, FL 32114	10/27/2021	Insufficient master flood insurance. Project has no master flood policy in place.
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 Great Outdoors XVI	Titusville, FL 32780	4/14/2022	Unavailable in CPM for operating as condotel and project allows for RV pads.
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.

Condo Ineligible Log as of 6/1/2022

FL	Greenway Village South No.4	Royal Palm Beach, FL 33411	3/20/2020 Ineligible for Full Review due to insufficient reserve contributions.
FL	Greenwich	North Miami, FL 33161	2/17/2022 Insufficient reserve contributions.
FL	Greenwood Estates	Panama City Beach, FL 32408	8/20/2021 27% delinquencies.
FL	Greenwood Estates	Panama City Beach, FL 32408	8/20/2021 Excessive 60 day delinquencies. 27%.
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	10/11/2021 Condotel - Owners can only occupy 180 consecutive days.
FL	Grove Resort & Spa	Winter Garden, FL 34787	10/11/2021 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	Gulf and Bay Club	Sarasota, FL 34242	6/2/2021 Project is ineligible due to non incidental income from third party rental company to the HOA.
FL	Hammock Grove	Jacksonville, FL 32225	10/12/2021 Project ineligible due to ACV on roofs older than 2005. Per Reserve study, roof replacement is due in 2024, which date the roofs back to 2004 with a 20-year lifespan.
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	Harbor Towers	Sarasota, FL 34242	5/25/2022 Significant deferred maintenance and structural integrity concerns.
FL	Harborside West	Naples, FL 34103	10/28/2021 Insufficient Insurance
FL	Harbour Hill Inlet Club II	Boynton Beach, FL 33435	4/18/2022 Ongoing litigation that does not meet guidelines.
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	Heron Pond	Pembroke Pines, FL 33025	5/27/2022 Significant deferred maintenance related to structural soundness in need of immediate attention per the engineer's report.
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	Holiday Harbor	Pensacola, FL 32507	5/17/2021 Litigation - Safety & Structural
FL	Holiday Isle Yacht Club	Fort Lauderdale, FL 33304	10/13/2021 condotel characteristics and no reserve contributions
FL	Holiday Isle Yacht Club	Fort Lauderdale, FL 33304	10/22/2021 1) condotel characteristics and 2) no reserve contributions
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%
FL	Horizons West	Miami, FL 33183	8/27/2015 Just a review of the budget. Reserves are not adequate.
FL	Hunter's Reserve II	Oviedo, FL 32765	5/12/2021 Master insurance covers roofs to ACV (Actual Cash Value).
FL	Huntington Lakes Section 3	Delray Beach, FL 33446	11/18/2021 Insufficient reserves. 6.95%
FL	Hycacinth 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% 1)HUD rejected for prohibited leasing restrictions 2)Project is not 50% owner occupied. 3)Project is a GUT rehab. 4)Insufficient master property insurance. Master property policy having coinsurance and no agreed amount/agreed value endorsement. 5)Insufficient master crime/fidelity coverage.
FL	Island Place at Bay Harbor	Bay Harbor Islands, FL 33154	3/3/2022
FL	Isles at Cay Commons	Orlando, FL 32819	12/27/2021 Condotel/Transient Housing characteristics
FL	Ivanhoe East at Century Village	Pembroke Pines, FL 33027	7/26/2021 ineligible due to Rec lease & mandatory fees to use the projects amenities.
FL	Ivanhoe West at Century Village #1	Pembroke Pines, FL 33027	9/15/2021 Recreational Lease & Mandatory Membership
FL	Ivy	Miami, FL 33130	1/10/2017 Insufficient replacement reserves; Litigation - Structural Defects
FL	Jade Winds	Miami, FL 33179	9/28/2021 Insufficient reserve contributions. 6.15%.
FL	Jamaica Royale Two	Sarasota, FL 34242	12/23/2021 Multiple condotel characteristics. 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	Jasmine Villas	Vero Beach, FL 32963	3/14/2022 insufficient reserve contributions.
FL	Jefferson Green at Anthem Park	Saint Cloud, FL 34769	10/13/2021 Construction defect litigation.
FL	Jefferson Tower	West Palm Beach, FL 33401	5/20/2015 Insufficient reserves

Condo Ineligible Log as of 6/1/2022

FL	Jockey Club	Miami, FL 33181	10/30/2017	Lock-out units - Fannie unavailable
FL	Karanda Village 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	Kenland Pointe II	Miami, FL 33186	9/17/2021	Project has 90% coinsurance and ACV (Actual Cash Value) endorsement for roofs over 10years old.
FL	Kensington Park	Altamonte Springs, FL 32714	7/6/2021	Declarations have leasing restrictions. FHA does not allow leasing restrictions where the tenant has to be reviewed for credit worthiness.
FL	Key West	Altamonte Springs, FL 32714	12/16/2021	Condo Project ineligible due to pending litigation.
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
FL	La Via	Pembroke Pines, FL 33024	10/10/2019	investment and investor concentration is exceeding 70%.
FL	Lake Emerald	Oakland Park, FL 33309	1/25/2022	Insufficient reserve contributions.
FL	Lake House South	Boca Raton, FL 33432		Litigation - Mold Infestation
FL	Lake Point Tower	Hallandale, FL 33009	6/1/2021	Litigation that cannot be determined to be less than 10% of funded reserves.
FL	Lake Village	Miami, FL 33183	2/27/2022	Insufficient reserve contributions. 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	
FL	Lakes of Carriage Hills	Tamarac, FL 33319	1/28/2022	Insufficient reserve contributions and litigation that cannot be considered minor. 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	Laketown Wharf Resort	Panama City Beach, FL 32408	9/14/2021	Condotel characteristics.
FL	Laketown Wharf Resort	Panama City Beach, FL 32408	9/14/2021	Multiple condotel characteristics, mandatory membership, and unverifiable investor concentration and litigation.
FL	Laketown Wharf Resort	Panama City, FL 32408	9/10/2021	Condotel characteristics. Project has resort in its name and is managed by hotel/resort management company which also facilitates the short term vacation rentals.
FL	Lakeview at Summerwind	Fort Myers, FL 33913	3/1/2017	Budget Reserve Allocation 7.7%
FL	Lakeview Gardens	Miami, FL 33265	3/21/2022	Lack of reserve contribution on current approved budget. 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% conveyed, FL 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	Leeward Windward	Panama City Beach, FL 32407	8/2/2021	mandatory membership for use of amenities that are owned by the developer
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	Lexington Club	Delray Beach, FL 33446	3/16/2022	Insufficient reserve contributions.
FL	Lighthouse Point Gardens North	POMPANO BEACH, FL 33064	10/11/2019	Recreational Lease.
FL	Lighthouse Point Gardens North	Lighthouse Point, FL 33064	2/10/2022	Recreational lease on clubhouse.
FL	Lofts at Sebastian Cove	Saint Augustine, FL 32084	8/27/2018	Litigation - construction defects
FL	Lofts at Summer Key 2	Jacksonville, FL 32256	6/17/2021	Project is ineligible. Litigation regarding construction defect is ineligible per agency guidelines.
FL	Long Beach	Panama City Beach, FL 32407	7/28/2021	Condotel
FL	Long Beach	Panama City Beach, FL 32407	7/26/2021	Condotel.
FL	Luau	Miramar Beach, FL 32550	1/26/2022	Operating as a condotel and insufficient reserve contributions.
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 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
FL	Madeira Bay Resort II	Madeira Beach, FL 33708	6/26/2019	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	Magaluf Towers	North Bay Village, FL 33141	6/30/2021	In-eligible due to insufficient insurance not insured to 100% RCV based on RCE and 90% co-insurance.
FL	Magnolia Park	Venice, FL 34285		PERS required for warrantable, non-warrantable require LTV 60% or less.
FL	Majestic Cove	Sebring, FL 33870	2/23/2016	PERS required, New Construction in FL
FL	Majestic Sun	Miramar Beach, FL 32550	7/29/2021	Condotel and Investor Concentration.
FL	Majorca Isles II	Miami, FL 33169	2/23/2022	Insufficient master flood insurance.
FL	Majorca Isles III	Miami Gardens, FL 33169	8/16/2018	excessive delinquencies

Condo Ineligible Log as of 6/1/2022

FL	Majorca Isles III	Miami, FL 33169	4/21/2021 insufficient flood insurance Leasehold Condominium
FL	Manor Grove Village IV	Fort Lauderdale, FL 33305	6/18/2021
FL	Manors of Inverrary XI	Lauderhill, FL 33319	1/14/2022 Land Lease
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 Pass	Saint Petersburg, FL 33702	5/28/2021 Insufficient insurance. 100% coinsurance and project is not covered to 100% of its replacement cost.
FL	Mariners Way at New Port Richey	New Port Richey, FL 34652	2/18/2021 Insufficient reserve contributions. 9.61%
FL	Mariposa Pointe at Weston Town Center	Weston, FL 33326	4/21/2022 Insufficient master insurance - ACV on roofs over 15 yrs old.
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	Marsh Harbour 1	Riviera Beach, FL 33404	10/6/2021 Ineligible for full review due to budget having no reserve allocation.
FL	Meadow Brook at P.G.A	Palm Beach Gardens, FL 33418	8/25/2021 Insufficient reserve contributions. 2021 budget approved without reserves.
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	Mira Vista at Harbortown	Jacksonville, FL 32225	4/9/2021 Structural defects litigation.
FL	Mirador	Miami Beach, FL 33139	7/23/2018 Litigation - Criminal Acts, Insurance not defending.
FL	Miramar	Jensen Beach, FL 34957	2/9/2022 RUSH Requested
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.
FL	Naples Sunrise IV	Naples, FL 34112	3/23/2022 HUD rejected the FHA Case Number. Making the project ineligible per agency guidelines.
FL	Naples Winterpark I	Naples, FL 34112	11/22/2021 Project not eligible for FHA SUA due to investor concentration greater than 50% at 78.80% and budget reserves less than 10% at 7.29% 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	Nettle Gardens	Lauderdale Lakes, FL 33319	7/12/2021 Master insurance policy in the name of for profit LLC. Recreational Facility owned by the for profit LLC.
FL	Nettles Island	Jensen Beach, FL 34957	2/28/2020 project consists of manufactured, mobile, site built, and modular units
FL	New Triad Townhomes of Carrollwood	Tampa, FL 33618	5/25/2022 Excessive single entity ownership (33%) and insufficient master crime/fidelity coverage.
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	Oakbrook Village	Ocala, FL 34470	2/16/2022 Association has no master flood coverage in place for buildings located in flood zone.
FL	Oakland Forest Club	Fort Lauderdale, FL 33311	11/22/2021 insufficient insurance - ACV on roofs
FL	Oaks of Leesburg	Leesburg, FL 34748	3/11/2022 Insufficient information to determine the eligibility of the project since the association and insurance agent refuse to provide evidence of insurance for all buildings in the project.
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	Oakview No.5	Miami, FL 33172	1/10/2022 Master property policy hurricane deductible is at 7.5%
FL	O'Brian House	Evansville, FL 32607	2/14/2019 Insufficient reserve contributions (1.85%) and evidence of insurance. .
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.

Condo Ineligible Log as of 6/1/2022

FL	Ocean Gate I	St Augustine, FL 32080	8/5/2019	Condotel - Lock Out Units
FL	Ocean Palms	Hollywood, FL 33019	6/7/2021	Construction Defects
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	Ocean Walk at New Smyrna Beach No. 20	New Smyrna Beach, FL 32169	6/24/2021	Project has current litigation regarding construction defects. This is ineligible per agency guidelines.
FL	Oceanwalk at New Smyrna Beach	New Smyrna Beach, FL 32169	4/19/2021	Structural defects litigation.
FL	Ola	Miami, FL 33162	4/12/2022	Insufficient reserve contributions and excessive 60 day delinquencies.
FL	Ole at Lely Resort	Naples, FL 34113	3/24/2021	Litigation: Structural defects not remediated.
FL	Ole at Lely Resort	Naples, FL 34113	3/24/2021	Structural defects.
FL	Ole at Lely Resort	Naples, FL 34113	3/24/2021	Structural Litigation
FL	Olivine at the Township	Pompano Beach, FL 33073	7/1/2021	73% Single Entity Ownership
FL	Olivine at the Township	Pompano Beach, FL 33073	7/1/2021	ineligible for insufficient reserves and single entity ownership of 73%
FL	Olympus	Hallandale Beach, FL 33009	3/4/2022	significant deferred maintenance
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	On Top of the World	Clearwater, FL 33763	6/8/2021	land lease
FL	One Paraiso	Miami, FL 33137	8/9/2021	Construction defect litigation.
FL	One Parasio	Miami, FL 33137	7/13/2021	Litigation over construction defects.
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	Ormar Garden	Miami, FL 33166	12/23/2021	excessive investor concentration
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	Palm West Gardens	Hialeah, FL 33012	9/30/2021	Budget reserves less than 10%, at 5.81%
FL	Palma Sola Trace	Bradenton, FL 34209	5/31/2022	Insufficient master insurance. ACV on roofs and 90% coinsurance.
FL	Palms of Destin Resort	Destin, FL 32541	2/10/2017	Mandatory Club Membership/Amenities owned by the developer
FL	Paloma Lakes	Fl, Coconut Creek 33073	5/12/2015	HOA is being sued for unpaid bill
FL	Paradise Palms Resort	Kissimmee, FL 34747	9/29/2015	Mandatory membership fees- developer owns health club
FL	Paramount Bay	Miami, FL 33137	1/4/2018	Project is ineligible due to the ongoing litigation involving structural defects. The project won't be eligible until the case is settled and all the repairs have been made.
FL	Paramount Bay	Miami, FL. 33137	9/24/2018	Litigation - Construction Defect
FL	Paramount Bay	Miami, FL. 33137	9/24/2018	Litigation - Construction Defects
FL	Parc Vista	Miami, FL 33186	2/12/2021	Insufficient reserve contributions. 2021 budget approved without reserves.
FL	Park Lake Grove	Maitland, FL 32751	10/27/2021	Condo project ineligible due to insufficient insurance coverage.
FL	Park Lane Townhouses	Maitland, FL 32751	3/8/2022	Project is ineligible due to insufficient insurance.
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	Park-Vue	Redington Beach, FL 33708	3/24/2022	Excessive single entity ownership & insufficient master insurance (ACV and coinsurance).
FL	Parliament House	Pompano Beach, FL 33062	7/1/2021	Ineligible per FNMA due to a Recreation lease out of compliance with FNMA selling guide - project requires active PERS Final.
FL	Patrician of Palm Beach	Palm Beach, FL 33480	12/5/2017	Recreational Lease
FL	Pelican	New Smyrna Beach, FL 32169	1/26/2022	Condotel
FL	Pelican	New Smyrna Beach, FL 32169		Condotel
FL	Pelican Pointe	Delray Beach, FL 33483	1/19/2017	Budgeted reserves less than 10%, at 7%.
FL	Peloro	Miami Beach, FL 33141	4/18/2022	Insufficient reserve contributions. Freddie project eligibility waiver denied.
FL	Peninsula at St Johns Center	Jacksonville, FL 32207	8/11/2017	Construction defect litigation
FL	Peninsula at St Johns Center	Jacksonville, FL 32207	8/24/2021	construction defects not all repaired
FL	Peninsula at St Johns Center	Jacksonville, FL 32207	8/24/2021	Need evidence Construction defects have all repaired
FL	Penthouse Greens D-E	Largo, FL 33771	3/8/2022	Recreational lease.
FL	Pier 23 at Navaree Landing	Navarre, FL 32566	11/24/2021	Insufficient master flood insurance. 43% RC.
FL	Pine Cones at Wellington	Wellington, FL 33414	8/20/2021	Excessive Single Entity Ownership (+93%) 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	Pinebrooke X	Miami, FL 33157	7/15/2021	Insufficient master flood insurance coverage.
FL	Pines of Oakland Forest West	Oakland Park FL 33309	11/11/2016	Litigation regarding roof, insurance not defending.
FL	Pinetree	Vero Beach, FL 32960	10/12/2021	90% coinsurance. Project is not covered to 100% RC per 2021 project appraisal.
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	Plantation Place	Plantation, FL 33317	10/7/2021	Ineligible for FHA SUA due to insufficient crime/fidelity coverage.
FL	Plaza	Destin, FL 32541	1/9/2018	Excessive Commercial, 69.75%.

Condo Ineligible Log as of 6/1/2022

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 North	Hallandale Beach, FL 33009	11/29/2021 Rec lease, insufficient reserves, and insufficient crime/fidelity coverage.
FL Plaza Towers South	Hallandale Beach, FL 33009	4/21/2020 Unacceptable recreational lease.
FL Plymouth at Century Village I	Pembroke Pines, FL 33027	9/3/2021 Mandatory Memberships
FL Poinciana Place	Lake Worth, FL 33467	7/15/2021 unacceptable co insurance
FL Poinciana West I	Hialeah, FL 33018	9/27/2021 Insufficient insurance. 90% coinsurance.
FL Point Royale Duplex No. 805	Cutler Bay, FL 33157	10/25/2021 2 unit project
FL Pointe Capri	Treasure Island, FL 33706	8/2/2021 Insufficient reserve contributions.
FL Port De Mer	Pompano Beach, FL 33062	3/17/2022 Ineligible for full review due to excessive HOA dues delinquencies.
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.
FL Pura Vida	St. Petersburg, FL 33716	8/13/2021 Insufficient master flood insurance.
FL Quadomain II	Hollywood, FL 33019	9/10/2021 Project is ineligible due to no reserve allocation on annual budget. Agency requires 10% be allocated to reserves per year. Project ineligible due to: 1. Insufficient reserve contributions, 2.LTV > 60% for SMART products, 3.Insurance not in the name of HOA 4. condotel concerns
FL Quadro	Miami, FL 33137	11/15/2021 Project is ineligible due to water damage litigation not being resolved within two complaints. The claim exceeds the 10% of the reserve balance that the agency requires. This would be considered structural damage.
FL Quandomain II	Hollywood, FL 33019	7/20/2020
FL Quantum on the Bay	Miami-Dade, FL 33132	10/8/2015 Litigation for structural defects. Investment Concentration 62%
FL Quarter at Ybor	Tampa, FL 33605	10/20/2021 Project is ineligible due to safety, structural soundness, habitability, or functional use of the project per agency guidelines.
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.
FL Radius	Hollywood, FL 33021	10/27/2021 Reserves less than 10% at 6.97%, hoa balance sheet does not contain reserve balance exceeding 20% of operating expenses. 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 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.
FL Rapallo	West Palm Beach, FL 33401	10/14/2015 10/14/15: per Gretchen okay to continue with add'l conditions. See file notes. 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 Regal Point	Naples, FL 34104	11/1/2021 Single Entity 100% - all 55 units owned by developer/sponsor
FL Regency Surf and Racquet Club	West Palm Beach, FL 33407	10/20/2021 Insufficient reserve contributions and insufficient crime/fidelity coverage.
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 Residences on Hollywood Beach	Hollywood, FL 33019	2/23/2022 Ongoing major structural repairs stemming from the 40+10 year recertification mandate and insufficient master insurance due to 100% coinsurance.
FL Resort at Burnt Store Marina I	Punta Gorda, FL 33955	9/8/2021 Condotel concerns and litigation that is structural in nature; Repairs not permanently resolved. KC 9/8/2021
FL River Breeze	Miami, FL 33130	4/27/2018 Insufficient flood coverage
FL River Breeze	Miami, FL 33130	4/7/2020 Insufficient reserve contributions.
FL River Oaks II	Tampa, FL 33617	12/20/2021 Ineligible for association not having a master flood policy in place for the subject building.
FL River Reach	Fort Lauderdale, FL 33315	8/26/2021 Recorded Declaration allows HOA requiring approval of tenants for leases
FL Riverchase	Halethorpe, MD 21227	2/7/2022 Excessive SEO. Developer owns 58.82% of total units.



Condo Ineligible Log as of 6/1/2022

			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	Riviera Palms	Pompano Beach, FL 33073	8/17/2021 Insufficient reserve contributions. 8.9%
FL	Rolling Green H	Miami, FL 33179	4/29/2021 Insufficient reserves contributions. Reserves waived for 2021.
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 Atlantic	Miami Beach, FL 33139	4/20/2022 Insufficient budgeted reserves, reserves less than 10%, at 5.6%
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	Sanctuary at Imperial River	Bonita Springs, FL 34135	3/22/2021 Excessive investor concentration on an investment transaction.
FL	Sandal Cove	Safety Harbor, FL 34695	6/15/2021 Insufficient reserve contributions.
FL	Sandal Cove	Safety Harbor, FL 34695	6/15/2021 Insufficient reserves and active recreational lease.
FL	Sandpiper Greens	Bonita Springs, FL 34134	8/3/2021 Ineligible for FHA SUA due to leasing restrictions.
FL	Sandprints	Miramar Beach, FL 32550	2/28/2020 insufficient reserve contributions
FL	Savannahs 1	Fort Pierce, FL 34982	3/21/2018 Project is ineligible due to the developer still owning the recreational amenities.
FL	Savannahs 1, FL	Fort Pierce, FL 34982	1/5/2021 Active recreational lease. Developer is the owner of the recreational amenities. Litigation demand exceeds 10% of funded reserves.
FL	Sea Air Towers	Hollywood, FL 33019	4/12/2021
FL	Sea Air Towers	Hollywood, FL 33019	6/15/2021 Litigation that cannot be considered minor. Damages exceed 10% of associations funded reserves.
FL	Sea Air Towers	Hollywood, FL 33021	Deferred Maintenance, litigation
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	Sea Wash	Miami Beach, FL 33141	4/11/2022 Insufficient master property insurance. 90% coinsurance.
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. HOA facilitating rentals
FL	Seaspray	Pensacola, FL 32507	6/17/2021
FL	Serenity on the River	Miami, FL 33125	4/8/2021 Ineligible for Investment loans due to excessive investor concentration.
FL	Shadow Lakes	Largo, FL 33778	8/20/2021 No reserve allocation.
FL	Shaker Village	Tamarac, FL 33319	3/5/2015 20.95 % delinquent dues
FL	Shoma Homes at Country Club of Miami	Hialeah, FL 33015	6/28/2021 Insufficient reserve contributions.
FL	Shoma Homes at Key Cove	Homestead, FL 33035	2/16/2018 Insufficient reserves - 2%
FL	Shoma Homes at Keys Cove	Homestead, FL 33035	6/29/2021 Insufficient reserve contributions.
FL	Snapper Village	Miami, FL 33173	3/10/2017 Budget Replacement reserves <10%, HOA budgeting 0%
FL	Solabella	Miami Gardens, FL 33169	10/11/2021 SEO 38%
FL	Solaire at the Plaza	Orlando, FL 32801	9/10/2021 Insufficient reserve contributions. 4.89% reserves.
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 Gate Village Green Section V	Sarasota, FL 34239	7/13/2021 Insufficient reserve contributions.
FL	South Shore	Miami, FL 33166	3/15/2017 No Reserve allocation
FL	Southampton A	West Palm Beach, FL 33417	5/7/2021 Association is subject to an active recreational lease/mandatory membership.
FL	Southbrooke AKA The Links at Hale	Plantation, FL 32608	2/27/2015 Insufficient reserves
FL	Southern Pines	Winter Garden, FL 34787	6/28/2021 Excessive investor concentration.
FL	Southpoint	Port Orange, FL 32127	2/1/2021 Project is operating as a condotel.

Condo Ineligible Log as of 6/1/2022

FL	Spring Lakes Village	Miami, FL 33172	6/11/2021	Lack of Master Flood Insurance.
FL	Spring Lakes Village II	Miami, FL 33172	11/22/2021	Insufficient crime/fidelity coverage.
FL	St Augustine Ocean & Raquet Club	Saint Augustine, FL 32080	11/5/2020	Association operates as a condotel.
FL	Star Lofts on the Bay	Miami, FL 33137	6/11/2021	Construction defect litigation. CPM states only rate and term FNMA to FNMA transactions are acceptable.
FL	Sterling Greens II	Naples, FL 34104	9/3/2021	Condo project ineligible due to insufficient insurance.
FL	Sterling Reef	Panama City, FL 32407	7/12/2021	due to condotel characteristics
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%
FL	Summer Key	Jacksonville, FL 32256	6/23/2021	Project is ineligible due to construction defect litigation. Agency will not accept a project that has current construction defect litigation.
FL	Summer Lake	Lauderdale Lakes, FL 33309	9/15/2017	Project is ineligible due to insufficient insurance coverage for the master association. Not insured to 100% replacement cost for the property coverage per insurance appraisal.
FL	Summerwind	Navarre, FL 32566	3/23/2021	Subject to Leasehold.
FL	Summit at Tops'L	Miramar Beach, FL 32550	7/13/2021	Condotel characteristics.
FL	Sun & Sea Beach	Indian Rocks Beach, FL 33758	5/18/2020	Insufficient flood insurance coverage.
FL	Sun Ketch I	Saint Petersburg, FL 33706	3/24/2021	Wind/Hail included in Master ins. Flood ins in xdocs. 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	Sunrise Manors	Key Biscayne, FL 33149	6/15/2021	Insufficient reserve contributions and active land/recreational lease.
FL	Sunrise Pointe	Englewood, FL 34223	4/16/2021	Ineligible due to insufficient insurance for the association.
FL	Sunrise Towne	Sunrise, FL 33313	11/24/2021	24.82% 60 day delinquencies.
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	Tamberlane	Palm Beach Gardens, FL 33418	1/10/2022	Association is subject to a recreational lease.
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	Ten Museum Park	Miami, FL 33132	5/17/2021	Ineligible for full review as investment due to excessive investor concentration.
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 unit owners have mandatory
FL	Terrace I at Cypress Trace	Naples, FL 34119	11/16/2016	membership fees. Recommending ineligible due to mandatory membership to a club owned by a 3rd party.
FL	Terrace II at River Strand	Bradenton, 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	Tiara	Riviera Beach, FL 33404	11/23/2021	Insufficient reserve contributions.
FL	Tides at Pelican Landing	Bonita Springs, FL 34134	4/20/2021	Ineligible for Full Review on investment loans due to investor concentration at 54%.
FL	Tides at Sweetwater	Jacksonville, FL 32217	1/2/2020	Ineligible for litigation. insurance carrier not defending. \$1,000,000 claim amount.
FL	Tidewater Beach II	Panama City Beach, FL 32413	6/10/2021	Ineligible: Condotel
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	Toscana I at Vassari Village	Bonita Springs, FL 34135	4/20/2021	Insufficient insurance. 90% coinsurance. Not covered to 100% of RC.
FL	Tower at Biscayne Cove	Aventura, FL 33160	5/31/2017	5.27% Reserve Allocation, no reserve study. Insurance renewal now has ACV on Roofs
FL	Townhomes at Lighthouse Cove V	Bradenton, FL 34212	12/29/2021	
FL	Townhomes at Lighthouse Cove V	Bradenton, FL 34212	12/29/2021	Insurance renewal unacceptable - ACV on Roofs
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	Triano	Venice, FL 34292		Leases require Association approval - against agency requirements
FL	Tropic Winds	Panama City Beach, FL 32413	10/21/2015	Litigation against the Developer.
FL	Tudor Cay	Tampa, FL 33615	1/16/2020	Ineligible for SUA due to sale and leasing restrictions.
FL	Twin Oaks	Largo, FL 33778	11/25/2015	Leasehold Agreement does not meet guidelines
FL	Two City Plaza		6/20/2017	Litigation - Structural Defects
FL	Two City Plaza	West Palm Beach, FL 33401	12/11/2019	Structural Litigation
FL	Two City Plaza	West Palm Beach, FL 33401	4/21/2021	Ineligible for active constructive defects litigation.
FL	Two City Plaza	West Palm Beach, FL 33401	4/21/2021	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%.
FL	Valencia Village	Fort Lauderdale, FL 33324	11/26/2021	Insufficient reserve contributions. 2021 budget approved with no reserves.

Condo Ineligible Log as of 6/1/2022

FL	Valencia Villas	Hialeah, FL 33018	3/28/2022	Insufficient reserve contributions. Budget approved with zero reserves.
FL	Varenna	Naples, FL 34114	8/3/2021	Condo Ineligible for litigation that relates to safety, structural soundness, habitability, and functional use of the project
FL	Venetian Palms of Ft Myers	Fort Myers, FL 33907	3/14/2022	Excessive investor concentration for full review on investment loans.
FL	Ventura at Bella Trae	Davenport, FL 33896	12/30/2021	Insufficient insurance due to ACV on roofs. 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	Verano at Miramar	Miramar, FL 33025	9/16/2021	Insufficient master insurance (Coinsurance & Fidelity)
FL	Victoria Park Tower	Fort Lauderdale, FL 33304	11/23/2021	Active recreational/ground lease.
FL	Villa Bellini	Hialeah, FL 33015	4/5/2022	Excessive single entity ownership and insufficient reserves.
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	12/20/2021	Condo project ineligible due to insufficient insurance.
FL	Villagio at Estero	Estero, FL 33928	5/3/2021	Insufficient Insurance
FL	Villagio at Estero	Estero, FL 33928	5/3/2021	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 De New England	Hialeah, FL 33016	9/24/2021	Insufficient insurance, no reserve contributions, and lack of info to determine if project is eligible.
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	Vista Del Lago	Miami, FL 33184	2/25/2022	Insufficient master property insurance. ACV (Actual Cash Value) coverage on roofs.
FL	Watch at Waterlefe	Bradenton, FL 34212	4/20/2022	Insufficient reserve contributions.
FL	Waterford-Cavendish Court	Bonita Springs, FL 34135	2/17/2016	Litigation - Dollar amount unknown
FL	Waterfront in Naples	Naples, FL 34104	8/30/2021	Litigation that cannot be considered minor and insufficient insurance. ACV on roofs until repairs complete.
FL	Watergate	Emertille, 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	Waterview	Miami, FL 33180	1/24/2022	Master hurricane deductible exceeds 5% of face amount of the insurance policy.
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	West Park Villas	Hialeah, FL 33016	5/25/2021	Insufficient insurance. 90% coinsurance. No Agreed Amount/Agreed Value and no project appraisal or RCE.
FL	West View Villas	Hialeah, FL 33016	9/21/2021	No Master Insurance as required by Declaration
FL	Westland Park Townhomes	Hialeah, FL 33016	3/1/2022	Insufficient Insurance
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	Westview No Eight	Pembroke Pines, FL 33024	2/23/2022	Insufficient reserve contributions.
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	Whitehall of Pine Island Ridge II	Fort Lauderdale, FL 33324	10/26/2021	Project is ineligible due to ineligible litigation.
FL	Wimbledon Townhouse II	Fort Lauderdale, FL 33313	1/27/2022	significant deferred maintenance that is not complete - Roofs,
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	4/16/2021	Ineligible for CPM due to insufficient budgeted reserves, would need to be limited if all other conditions are met.
FL	Wind	Miami, FL 33130	4/16/2021	Ineligible for investment loans due to excessive investor concentration.
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	Woods of Ortega	Jacksonville, FL 32244	8/3/2021	Construction defects litigation.
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
FL	Yorktowne Estates	South Daytona, FL 32119	4/6/2022	ACV on roofs and structural integrity/life safety concerns.
FL	David William Hotel	Coral Gables, FL. 33134	11/16/2020	Formerly a Hotel (Non-Gut Conversion). Unavailable in CPM.
FL	Jameson Place	Rockledge, FL 32955	11/23/2020	Project is ineligible due to litigation regarding current construction defects. Agency will not allow for litigation regarding construction defects that have not been repaired and cured.

Condo Ineligible Log as of 6/1/2022

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	525 Park	Atlanta, GA 30308	10/1/2021	Project is ineligible due to the investment unit ratio is currently 65%. Agency tolerance is 50%.
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	908 Juniper	Atlanta, GA 30309	5/19/2022	Excessive delinquencies.
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%
GA	Arbor Place	Chalhou, GA 30701	7/9/2021	Condo Project Ineligible due to insufficient insurance due to no master property insurance coverage.
GA	Arborsgate	Atlanta, GA 30309	9/20/2021	limited approved Investor concentration over 50% -Delinquencies over 15% -
GA	Argonne Forest	Norcross, GA 30093	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	8/27/2021	Hotel component has 3/5th's control in the Master Association. MHOA has superior control over residential assoc.
GA	Atlantic 17th	Atlanta, GA 30363	8/27/2021	Ineligible due to being condotel.
GA	Austin Park	Decatur, GA 30030	10/15/2019	Ineligible - delinquencies and reserves.
GA	Bellemeade	Marietta, GA 30008	4/6/2022	60-day lates exceed 15% limit for HUD
GA	Bellemeade	Marietta, GA 30008	4/15/2021	Project ineligible for full review - will have to restructure to Limited Review at 90% LTV to make loan happen.
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	Blairs Pointe	Austell, GA 30168	11/24/2021	Insufficient reserve contributions
GA	Candler Park Commons	Atlanta, GA 30307	10/10/2016	33% delinquencies
GA	Candler Parkside	Atlanta, GA 30307	3/23/2021	Wind/Hail Included in master insurance
GA	Carlyle Heights	Atlanta, GA 30324	3/11/2021	insufficient insurance
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	Colonial Park	Hinesville, GA 31313	8/26/2021	Condo project ineligible due to insufficient insurance.
GA	Country Place	Alpharetta, GA 30005	10/20/2021	Lack of Master Flood Insurance Policy
GA	Country Place	Alpharetta, GA 30005	8/26/2021	Condo Project Ineligible due to insufficient insurance.
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%
GA	Enclave at Peachtree Memorial	Atlanta, GA 30309	2/7/2022	Project is ineligible due to non gut conversion requiring a PERS approval. 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	
GA	Fairington Ridge	Lithonia, GA 30038	5/17/2021	Project is ineligible due to 24% of the units are 60 day or more late on HOA dues. Agency tolerance is 15%. Also the investor concentration is currently 66% Agency tolerance is 50%. Project is Ineligible. Project has a 29% delinquency in HOA dues. Agency tolerance is 15%. Project also has an investment ratio that is 66%. Agency tolerance is 50% and our transaction is an investment transaction.
GA	Fairington Ridge	Lithonia, GA 30038	5/17/2021	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% Condo Ineligible: for warrantable and non-warrantable due to being a phased non-gut conversion, presale not met, owner occupancy requirement not met, budget reserves less than 10%,
GA	Harper on Piedmont	Atlanta, GA 30308	9/29/2021	single entity greater than 20% currently at 48.65%.
GA	Harper on Piedmont	Atlanta, GA 30308	9/29/2021	Phased New Conversion
GA	Heathersett Park	Marietta, GA 30067	3/16/2022	>15% HOA delinquencies for FHA (60-day lates)
GA	Henderson Park	Atlanta, GA 30341	9/29/2021	Underfunding reserves account and not following the recommendation of the reserve study
GA	Highwood Park	East Point, GA 30344	7/5/2018	OO/P/ LTV 90%
GA	Lanier Harbor	Buford, GA 30518	10/13/2021	Insufficient insurance due to coinsurance.
GA	Lawler Lofts	Carrrollton, 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	Madison at Village Green	Smyrna, GA 30080	12/16/2021	ACV on roofs
GA	Madison at Village Green	Smyrna, GA 30080	12/16/2021	ACV on roofs over 12 years old.
GA	Madison at Village Green	Smyrna, GA 30080	12/16/2021	Ineligible due to insurance ACV on roofs over 12 years old.
GA	Mercer Point	Savannah, GA 31410	4/14/2022	Deferred Maintenance
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	Pelicans Landing of Tybee	Tybee Island, GA 31328	4/22/2021	Project is ineligible due to one entity owning 44.44% of the units. Fannie's tolerance is 20%.

Condo Ineligible Log as of 6/1/2022

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	Sojourn at Cuscowilla	Eatonton, GA 31024	4/29/2021	Insurance Inadequate.
GA	Southern Bearings Lofts	Atlanta, GA. 30318	2/10/2017	Budget reserve allocation zero. No reserve study. Special assessing for capital improvements. dd
GA	Spring Villa	Smyrna, GA 30080	10/1/2021	20% units 60 days delinquent in dues, 0% reserves contribution, and roofs insured as ACV
GA	Springlake	Lawrenceville, GA 30046	6/25/2021	6-25-21 JR Ineligible due to ACV on Roofs over 15 years, subject units roof is 19 Years.
GA	Springlake	Lawrenceville, GA 30046	6/25/2021	Condo Project Ineligible as Warrantable and Non-Warrantable due to ACV Coverage on Master Insurance.
GA	Stone Manor	Sandy Springs	6/13/2021	Project is ineligible due to insufficient reserves. Current reserves are at 2.90%. Agency requires 10% reserve allocation.
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
GA	Villages of Devinshire	Alpharetta, GA 30004	12/4/2020	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 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)
GA	Wynnes Ridge	Atlanta, GA 30309	10/22/2019	Insufficient Insurance
HI	Craigside	Honolulu, HI 96817	1/18/2022	Ineligible for deferred maintenance on parking garage that cannot be considered routine maintenance.
HI	Keauhou Kona Surf & Racquet Club	Kailua Kona, HI 96740	10/14/2021	Timeshare and Condomet characteristics
HI	Keauhou Gardens I	Kailua Kona, HI 96740	3/16/2022	CondoTel
HI	Keauhou Kona Surf and Racquet Club		9/15/2021	Project is ineligible due to recorded declarations allow for up to 10% of the units to be operated under Time Sharing Plans.
HI	Kihei Garden Estates	Kihei, HI 96753	12/2/2021	condotel per appraiser
HI	Ko Olina Kai Golf Estates & Villas	Kapolei, HI 96707	7/8/2021	Litigation.
HI	Mott-Smith Laniloa	Honolulu, HI 96822	3/17/2022	Project has unresolved fire component construction defect litigation. Repairs have not been made to date.
HI	Olu Hale Kanoa	Honolulu, HI 96817	3/7/2022	Association contains leasehold units/subject to ground lease and insufficient crime/fidelity insurance.
HI	Palm Villas	Ewa Beach, HI 96706	9/20/2021	Single entity owning 31.82%
HI	Pearl Harbor Gardens	Waipahu, HI 96797	7/8/2021	Leasehold Estate
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.
IL	111 East Chestnut	Chicago, IL 60611	10/19/2021	Condo project ineligible based on information identified within Fannie's CPM unavailable status.
IL	1132 West 13th Street	Chicago, IL 60608	6/17/2021	Project is a Leasehold. This in ineligible property type per NewRez guidelines.
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	175 East Delaware Place	Chicago, IL 60611	7/18/2020	>50% Commercial
IL	2211 N. Clybourn	Chicago, IL 60614	5/12/2022	Excessive commercial greater than 35%, at 38.02%
IL	355 South Bluff	La Grange, IL 60525	4/14/2022	Insufficient reserves, less than 10% at 3.34%
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	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	Burnham Park Plaza	Chicago, IL 60605	5/31/2018	Litigation
IL	Cambridge at Heatherstone	Beach Park, IL 60083	3/14/2022	Excessive investor concentration.
IL	Carriages at Grosse Point Village	Vernon Hills, IL 60061	9/15/2021	Cash-Out Refi exceeds 80% LTV
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	Cornelia Lakewood	Chicago, IL 60657	3/22/2021	Reserves less than 10%, at 0
IL	Delacourte	Buffalo Grove, IL 60089	12/9/2021	litigation - construction defects
IL	Forest Glen	Lansing, IL 60438	3/10/2022	Ineligible for conventional full review due to excessive delinquencies.
IL	Forest Trail	Willow Springs, IL 60480	8/18/2021	Single Entity Ownership : +35%
IL	Four Lakes No. 3	Lisle, IL 60532	12/14/2020	60 day delinquencies at 25%
IL	Hearthwood Farms	Bartlett, IL 60103	6/24/2021	construction defects on pending litigation
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

Condo Ineligible Log as of 6/1/2022

HOAQ Email: (Good Morning, This is our first interaction with the PRD, so my apologies if I'm asking dumb questions.

We have a borrower in contract on a condo project which was relatively recently (February-or-so) converted from apartments. It's my understanding that this would fall into the "full-gut" guidance.

We've learned that at least one lender who has successfully closed in the project has (allegedly) already submitted the project to Fannie Mae.

Questions:

1. Does anything change as far as documents required for review if the project has already been submitted through Fannie Mae?

a. Is there a simple way we can verify this?

2. What would be the fee, if any, required for this kind of project review? How is that typically paid (e.g., by developer prior to review, by borrower, invoiced to closing, etc.)?

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.

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	Norway House	River Forest, IL 60305	6/10/2021 Project is ineligible for FHA SUA due to leasing restrictions within the recorded Declarations. These restrictions violate 24 CFR 203.41.
IL	Optima Old Orchard Woods	Skokie, IL 60077	10/30/2019 Excessive Single Entity Ownership (62%)
IL	Oxford Glen	Chicago, IL 60640	3/23/2022 Litigation
IL	Oxford Glen	Chicago, IL 60640	3/23/2022 Master Insurance: property deductible is greater than 5% of the face amount of the policy.
IL	Oxford Glen	Chicago, IL 60640	12/13/2021 Project Ineligible due to pending litigation due to deferred maintenance and unsafe conditions.
IL	Park 1500 Lofts	Chicago, IL 60607	1/8/2020 Litigation
IL	Park Tower	Chicago, IL 60640	4/14/2021 Condo ineligible due to not being able to determine if anticipated/known damages of pending litigation are within policy limits.
IL	Parkside of Old Town	Chicago, IL 60610	4/4/2022 unacceptable ground lease
IL	Pine Grove	Glenview, IL 60025	10/6/2015 Building ordinance or law, boiler/machinery & equipment breakdown requested.
IL	Pueblo Commons	Chicago, IL 60656	6/24/2021 Project is ineligible due to leasing restrictions. PER FHA Guidelines the HOA can not require a prospective tenant to be approved for creditworthiness.
IL	Randall West	Aurora, IL 60506	1/3/2022 Condo Project Ineligible due to excessive single entity ownership.
IL	Roseglen	Buffalo Grove, IL 60089	6/22/2021 construction defect litigation
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	Triumvera 3801 Appian Way	Glenview, IL 60025	1/12/2022 Insufficient Insurance
IL	Woods of Countryside	Palatine, IL 60067	5/6/2015 Non-gut conversion - PERS required
IN	Allen Plaza	Indianapolis, IN 46204	4/19/2017 Excessive Commercial 61%
IN	Bridgefield Villas	Indianapolis, IN 46254	4/22/2022 Insufficient Reserves, ACV on roofs, and insufficient crime/fidelity.
IN	Carmel City Center	Carmel, IN 46032	4/12/2022 Project is ineligible due to commercial space being over 80% and the HOA will never be turned over to the homeowners.
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	Culver Cove	Culver, IN 46511	4/19/2021 Rental pooling, 45% non-incidental income, HOA does not own amenities
IN	Fountainhead	Griffith, IN 46319	5/10/2022 Insufficient master insurance. 90% coinsurance.
IN	Hideaway	Indianapolis, IN 46268	1/19/2022 Project is ineligible due to insufficient reserve allocation and no Fidelity bond.
IN	Historic Central Avenue	Indianapolis, IN 46205	5/14/2020 90% co-ins/ no AA/AV or Appraisal
IN	Parkway Manor	Highland, IN 46322	10/4/2021 Ineligible for FHA SUA due to insufficient crime/fidelity coverage.
IN	Somers Square East	South Bend, IN 46614	2/15/2022 Insufficient crime/fidelity coverage for FHA single unit approval.
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
KS	Tomahawk Creek	Leawood, KS 66211	7/19/2021 Insufficient Insurance - Coinsurance
LA	Brancepeth Place	Metairie, LA 70001	10/15/2021 Project has insufficient insurance per agency guidelines. Master insurance has CO insurance.
LA	Coldwater Creek	Slidell, LA 70458	6/15/2021 insufficient insurance due to co-insurance - not insured to 100% replacement cost value
LA	Gates at Brightside	Baton Rouge, LA 70820	3/10/2021 Co-insurance, insufficient replacement cost Fidelity bond expired in 6/2015 and was insufficient. They carried \$26,100 and needed \$34,800.
LA	Hunters Forest	Lafayette, LA 70507	11/22/2016 It was not renewed per bond company.
LA	Lengsfield Lofts	New Orleans, LA 70130	10/15/2015 Litigation - Monetary Litigation for Breach of Contract
LA	Mark Heights	Broussard	4/7/2021 Project is ineligible for FHA SUA due to master insurance policy not have Agreed Value nor Agreed Amount for coverage regarding the co insurance review.
LA	New Jax	New Orleans, LA 70130	12/5/2019 Combined Unit - not legally combined
MA	10 Malta Street	Hull, MA 02045	3/21/2022 Non-Gut Conversion
MA	110-112 Keayne St	Revere, MA 02151	12/2/2020 Inadequate Insurance; Governing documents require a Master Policy.
MA	18 Linden Street	Salem, MA 01970	7/15/2016 > 25% Commercial Space
MA	224 Court Street	New Bedford, MA 02740	8/6/2020 Project is new construction, CO issued < 1 yr ago.
MA	25 Lewis Street	Lynn, MA 01902	4/16/2021 Excessive single entity ownership.
MA	31-33 Munroe Street	Lynn, MA 01901	12/21/2021 Condo Project ineligible due to insufficient insurance.
MA	31-33 Munroe Street	Lynn, MA 01901	12/21/2021 Condo Project Ineligible due to insufficient insurance. HOA does not have Flood Insurance.
MA	41 West Street	Hyde Park, MA 02136	8/23/2017 3 out of 4 units owned as investment
MA	41-43 Marshall Street	Somerville, MA 02145	7/22/2021 2 Unit Condo

Condo Ineligible Log as of 6/1/2022

MA	42-44 Highland Terrace	Norfolk, MA	3/1/2016	Individual insurance coverage, declaration requires master
MA	44 Danis Street	Fall River, MA 02720	9/9/2021	Insufficient insurance coverage due to coinsurance.
MA	5 Carriage Circle	Bourne, MA 02532	12/29/2017	Insufficient Insurance
MA	56 Parkvale Ave	Hingham, MA 02043	2/25/2019	Insufficient property insurance coverage
MA	73-75-77 River Street	Cambridge, MA 02139	9/27/2017	PERS Required due to non gut
MA	76 Ship ave	Medford, MA 02155	11/25/2019	insufficient reserves
MA	Allerton Harbor	Hull, MA 02045	8/10/2017	Budget Reserve Allocation 0%, less than 10%
MA	Alloy at Assembly	Somerville, MA 02145	9/8/2017	Condotel and 41% commercial - floors 2-5 are hotel
MA	Andrea Manor	Revere, MA 02151	12/2/2021	Condo Project Ineligible due to insufficient insurance for lack of master flood insurance that meets guideline requirements.
MA	Baker Square	Boston, MA 02124	4/27/2021	ground lease
MA	Beachmont Hill	Revere, MA 02151	2/18/2021	Master Policy has Actual Cash Value and Coinsurance endorsement.
MA	Birchwood	East Weymouth, MA 02189	9/6/2021	Leasing restrictions - association requires owners live in their unit for 1-year before being able to lease their unit.
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	Carriage House Junction	South Hamilton, MA 01982	5/18/2021	Excessive single entity ownership of 40.91%.
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 entity that owns 41% and the other is
MA	Cherry Hill Estates	Holyoke, MA 01040	9/30/2020	at 21%.
MA	Chickering	North Andover, MA 10845	3/7/2022	Excessive commercial space. Approximately 77%.
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	Clipper Ship Cove	South Yarmouth, MA 02664	5/13/2021	Insurance: Insufficient insurance
MA	Crows Nest	Truro, MA 02666	2/2/2022	Project is a Condotel therefore is ineligible.
MA	Daniel Drive-South	Woburn, MA 01801	11/17/2021	no master insurance
MA	Daniel Drive-South	Woburn, MA 01801	11/17/2021	No master insurance as required by Declaration of Trust.
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	Heights View	Rutland, MA 01543	5/18/2021	Project originally classified as ineligible due to Builder Developer retaining 3 units in a development less than 20 units.
MA	Heights View	Rutland, MA 01543	5/18/2021	Single Entity owns 3 Units in a 14 Unit Project.
MA	Hilldale Village	Haverhill, MA 01832	1/4/2022	insufficient insurance
MA	Hilltop Farms	South Grafton, MA 01560	7/8/2015	Unacceptable Litigation - PEW denied
MA	Hyde Square Commons	Jamaica Plain, MA 02130	10/7/2015	Pending litigation for Structural Defects
MA	Hyde Square Commons	Jamaica Plan, MA 02130	9/30/2015	Pending litigation for Structural Defects
MA	Jonathan's Landing	Braintree, MA 02184	9/9/2021	Ineligible due to Construction 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 not allow sub phasing in one
MA	Kettle Brook Lofts	Worcester, MA 01603	7/6/2020	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	Natick Green	Natick, MA 01760	3/1/2022	Ineligible for FHA SUA for project not being 50% owner occupied and insufficient crime/fidelity coverage.
MA	Olde Stage Stop Village	Marshfield, MA 02050	1/13/2020	Ineligible for FHA SUA due to balance sheet with no reserves.
MA	On Nyes Pond	Falmouth, MA 02540	6/16/2021	90% coinsurance. Not insured to 100% replacement cost per insurance agent. No Agreed Amount/Agreed Value endorsement.
MA	Oxridge Four	Bridgewater, MA 02324	2/14/2020	Individual unit owners carry Insurance when HOA is required to do so.
MA	Paula	Uxbridge, MA 01569	8/19/2021	unable to provide Master Insurance
MA	Pine Avenue	Randolph, MA 02368	1/24/2022	Inadequate insurance due to the lack of a master insurance policy as required by the recorded governing documents.
MA	Pinewood Village	West Harwich, MA 02671	7/14/2021	Condo project ineligible due to insufficient master insurance.
MA	Plymouth Country	East Bridgewater, MA 02333	8/18/2020	No contributions to replacement reserves
MA	Point Gloria	Fall River, MA 02720	8/11/2021	Insurance: Flood insurance only covers 55% and has over 5% deductible amount.
MA	Pond View Village I	Gloucester, MA 01930	7/19/2021	active ground lease
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	St. Mary's	Marlborough, MA 01752	10/17/2021	Project is ineligible due to insufficient reserve allocation per agency guidelines.
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 Marstons Mills	Martsons Mills, MA 02648	9/1/2021	Leasehold
MA	Village at October Mountain	Lee, MA 01238	8/19/2020	Inadequate Insurance - 90% coinsurance & 90% RC
MA	Village at October Mountain	Lee, MA 01238	7/10/2021	Project is ineligible due to insufficient Fidelity coverage.

Condo Ineligible Log as of 6/1/2022

MA	Village Corners	Everett, MA 02149	11/25/2020	Insufficient insurance
MA	Warren Heights	Chelsea, MA 02150	5/16/2022	Project is ineligible due to FHA concentration is over 10%. Currently concentration is at 11.11% therefore SUA is not granted via HUD.
MA	Washington Green	East Walpole, MA 02032	11/8/2020	Single Entity >20%
MA	Waters Edge	Lawrence, MA 01841	4/18/2022	significant deferred maintenance
MA	Wildwood Village 15	Worcester, MA 01603	5/14/2021	no HOA Master Ins
MA	Wildwood Village 23	Worcester, MA 01603	8/17/2021	No Master Insurance as required by Declaration of Trust
MA	Woodbine Place	Northampton, MA 01060	8/12/2021	Ineligible due to Master Insurance not being Replacement cost but insured to value only.
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
MD	Andover Heights IV-B	Laurel, MD 20707	2/27/2020	ACV on Master Policy
MD	Antigua	Ocean City, MD 21842	10/22/2021	insufficient insurance (unacceptable co ins)
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	Bay Hills Tanglewood II	Arnold, MD 21012	8/19/2021	co ins
MD	Bay Hills Tanglewood II	Arnold, MD 21012	8/19/2021	Co-ins no AA,AV,RCE
MD	Bay Hills Tanglewood II	Arnold, MD 21012	8/19/2021	ineligible co ins
MD	Bay Hills Tanglewood II	Arnold, MD 21012	8/19/2021	Ineligible coins
MD	Bay Hills Tanglewood II	Arnold, MD 21012	8/19/2021	Project is ineligible due to Coinsurance. No RCE provided.
MD	Bluffs at Ellicott Mills	Ellicott City, MD 21043	7/26/2019	INS Email From Perison, Andrew: Good morning Loan not submitted – preview of possible deal. HOA Cert attached <a href="http://www.condosatbreckenridge.com/">http://www.condosatbreckenridge.com/</a> Breckenridge at Montgomery Village 9905 Boysenberry Way Gaithersburg, MD 20879
MD	Breckenridge	Gaithersburg, MD 20879	6/5/2018	
MD	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	Club Ocean Villas II	Ocean City, MD 21842	2/16/2022	25% timeshares
MD	Crofton Towne Regime 4	Crofton, MD 21114	1/28/2022	Inadequate insurance - Coinsurance
MD	Federal Hill Lofts	Baltimore, MD 21230	1/14/2022	Project is ineligible due to single entity owning 55%. of the units. Smart tolerance is 49%.
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	Golden Sands Club	Ocean City, MD 21842	10/12/2021	Condo project ineligible due to being Unavailable in CPM for 40% Non-Incidental Income and Condotel Characteristics.
MD	Gunther Mansion	Baltimore City, MD 21231	12/31/2018	No annual reserve allocation 2017 & 2018 Budget
MD	Highland Gate	Upper Marlboro, MD 20772	9/21/2021	Fannie PEW was denied due to risk involved with high delinquency rate on HOA dues.
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	Catonville, 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	Sea Watch	Ocean City, MD 21842	8/10/2021	Condo Project Ineligible due to being unavailable on CPM as this is a Condotel.
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	Westchester Park II	College Park, MD 20740	5/20/2021	Project is ineligible due to HOA being under insured via CO Insurance.
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. Project is ineligible due to one entity owning 87.505 of the units in the project. Tolerance is 49% for the Smart non warrantable program. Also all 16 units are investor units and this is new construction. It does not meet the owner occupancy of 30% guideline.
ME	Madison's River Edge Resort	Rumford, ME 04062	5/17/2022	
MI	Arborwood	Spring Arbor, MI 49283	1/6/2022	HOA Cert reflects Detached
MI	Central Lofts	South Haven, MI 49090	1/19/2016	Insufficient reserves and fidelity. Single entity > 10%. Incomplete project.
MI	Clark Place	Grand Rapids, MI 49504	6/17/2021	Excessive commercial space.
MI	Forest View	Greenville, MI 48838	3/29/2020	Excessive Single Entity 36.36%
MI	Georgetown West	Hudsonville, MI 49426	10/26/2021	Single entity owns 37.80% of the total units. Agency tolerance is 20%. This project is ineligible. Project is also unavailable in Fannie's system.
MI	Grand Traverse Hilltop	Williamsburg, MI 49690	3/10/2022	Insufficient Budgeted Reserves, reserves at 5.47%



Condo Ineligible Log as of 6/1/2022

MI	Great Lakes Tower	Detroit, MI 48207	8/26/2020 Combined Units
MI	Heritage Glen	Paw Paw, MI 49079	7/21/2020 detached
MI	Lakeshore	Manistee, MI 49660	7/27/2021 insufficient insurance - no law/ord
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	Provemont Pines	Lake Leelanau, MI 49653	Governing documents indicate developer shall retain permanent voting rights in the Association, even after Developer sold all units in project.
MI	Ravines	Saugatuck, MI 49453	10/31/2019 not eligible for VA financing - detached, not VA approved project
MI	Shores	Williamsburg, MI 49690	5/13/2022 <500 SQ FT and Condotel Charact. (Resort Mgt)
MI	Springbrook East	Swartz Creek, MI 48473	10/29/2021 Project is ineligible due to no reserve allocation for 2021. Agency requires a 10% reserve allocation per year.
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	Sunset Shores Resort	Cadillac, MI 49601	4/20/2021 Project contains characteristics of hotel/motel, possibly condotel and allows split ownership arrangement with HOA maintaining/facilitating a rental and trading program.
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
MI	Walden Woods of Kalamazoo	Kalamazoo, MI 49006	7/19/2021 Project is ineligible due to the master deed not having the legal verbiage required per agency guidelines.
MI	Walker Brothers	Detroit, MI 48201	12/10/2021 Excessive commercial space.
MI	Woodland Mews	Ann Arbor, MI 48103	6/8/2021 Single Entity Ownership (76.14%) and Pooled Insurance with unaffiliated entities.
MI	Woodlands at Austin Lake	Portage, MI 49002	4/23/2021 Coinsurance with no AA or AV, RCE shows property is underinsured.
MN	Boulder Ridge	Rochester, MN 55901	1/10/2022 insufficient insurance
MN	Canabury	Little Canada, MN 55117	7/14/2021 Project is ineligible due to current litigation. The insurance company is not stating whether they are defending the claim nor the amount. Per Agency guidelines this is ineligible.
MN	Carriage Hills	Eagan, MN 55123	2/1/2018 Insufficient Reserves
MN	Clover Ridge Village	Chaska, MN 55318	9/27/2021 Insufficient insurance from ACV for roof.
MN	Emerson	Minneapolis, MN 55408	4/12/2021 SEO 3 of 5 units owned by bwr and spouse
MN	Emerson	Minneapolis, MN 55409	4/12/2021 SEO 3 of 5 units owned by bwr and spouse
MN	Hidden Park	Minneapolis, MN 55428	3/29/2021 Ineligible due to single entity ownership.
MN	Irving Place	Minneapolis, MN 55405	4/8/2022 insufficient insurance (co-ins)
MN	Lutsen Sea Villas	Lutsen, MN 55612	2/11/2020 Rental pooling, no reserves, unit owners paying HOA insurance individually, 88% investment concentration.
MN	Lutsen Sea Villas	Lutsen, MN 55612	3/10/2020 Condotel, Rental Pooling
MN	Main St. Village	New Brighton, MN 5512	6/12/2015 Project is 52% NOO. This transaction is a refinance of an Investment Property.
MN	Preserve at Ramsey Town Center	Minneapolis, MN 55416	3/8/2020 Single entity 53%
MN	River Towers	Minneapolis, MN 55401	5/12/2021 Litigation: HVAC repair defects caused 2, 5mil loans to be assessed to owners, HVAC company filed lien for payment.
MN	Rockford Villas	Minneapolis, MN 55446	4/5/2021 Insufficient insurance
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	Bellevista Village	Independence, MO 64055	8/2/2021 Condo project ineligible due to insufficient insurance. ACV coverage for roofs.
MO	Bogey Hills Country Club	St. Charles, MO 63303	4/22/2020 unacceptable co-insurance and litigation Project ineligible due to Single Entity Ownership currently at 58.85% tolerance is 49% Also the investment occupancy in the project 78.13% which does not allow this transaction of
MO	Chesterfield Village	Chesterfield, MO 63017	4/26/2022 investment transaction to be accepted.
MO	Forest Hills	Saint Charles, MO 63303	12/1/2021 SUA concentration greater than 10%, at 12.50%
MO	Heatherbrook	Saint Louis, MO 63129	5/15/2021 insufficient insurance
MO	Kirkwood Place	Kirkwood, MO 63122	3/26/2021 Inadequate Insurance
MO	Links at Thousand Hills	Branson, MO 65616	5/28/2021 project is a condotel
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
MO	Spencer's Crest	Columbia, MO 65202	A ground lease is an ineligible property type as stated in our policies & procedures. PRD cannot approve or accept ground leases unless the project has an unexpired Fannie Mae PERS approval. If you wish to pursue an exception, you should contact UW and ask for the exception. If the exception is approved, please advise PRD so we can proceed with the project review.
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
MT	Morning Eagle	Whitefish, MT 59937	10/15/2021 Condotel characteristics. Management company facilitates short term rentals.
NC	1300 St Marys	Raleigh, NC 27605	3/7/2022 Litigation that cannot be considered minor and significant deferred maintenance to a major building component.

Condo Ineligible Log as of 6/1/2022

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	Harrisburg Town Center	Harrisburg, NC 28075	4/22/2022	insufficient insurance
NC	Lofts 34	Charlotte, NC 28205	2/28/2018	Excess commercial - No 2018 budget
NC	Michaels Landing	Charlotte, NC 28262	12/7/2021	Project ineligible due to o/o is not 50%. Suggested conventional.
NC	Morrison 721	Charlotte, NC 28211	4/28/2022	excessive commercial space, unavailable CPM
NC	Oak Hill Village	Charlotte, NC 28217	12/13/2021	Insufficient Budgeted Reserves, at 0%
NC	Perry Creek Commons	Raleigh, NC 27616	3/30/2017	Investor concentration over 50% - investment trans.
NC	Quail Run on Sharon Lake	Charlotte, NC 28210	6/7/2021	Single Entity ownership greater than 25%, Co-insurance with no Agreed Value, and No Building Ordinance or Law coverage.
NC	Reefs	Carolina Beach, NC 28428	12/13/2017	Inadequate master insurance; No Building Ordinance or Law.
NC	Shadow Valley	High Point, NC 27265	4/5/2022	Project is ineligible due to insufficient reserves on the current balance sheet.
NC	Spring Lake View	Charlotte, NC 28212	3/15/2022	Project is ineligible due to insufficient reserve allocation. agency requires 105 to annual reserves and the HOA is currently only allocating 3.61%.
NC	Tranquil Court	Charlotte, NC 28209	4/29/2015	Structural litigation
NC	Tranquil Court	Charlotte, NC 28209	3/31/2021	PEW was denied because of commercial space above 35%. Budget reserve allocation is below 10%.
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	
ND	Cedar South	Grand Forks, ND 58201	7/14/2021	Project is ineligible due to no reserve allocation on annual budget. Agency requires 10% be allocated to reserves per year.
ND	Eastbluff Village	Bismarck, ND 58501	6/22/2021	Condo Project Ineligible as Warrantable and Non-Warrantable due to Co-Insurance.
NH	111 Coburn	Nashua, NH 03063	4/15/2021	Project is not eligible as Leasehold
NH	Briar Oaks Estates	Hudson, NH 03051	1/5/2022	Insufficient insurance, lack of master policy that meets guidelines.
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	Green Briar	Hampton, NH 03842	7/19/2021	Timeshare and insufficient insurance.
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
NH	Plummer Place	Goffstown, NH 03045	3/30/2020	Insufficient budgeted reserves
NH	Porcupine Park	Salem, NH 03079	5/14/2020	individual insurance
NH	Richardson Estates	Derry, NH 03038	5/19/2021	This project is currently Ineligible for insufficient insurance. Individual policies not allowed per declarations.
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	14-16 South Inlet Drive	Ocean City, NJ 08226	10/7/2021	Insufficient insurance due to coinsurance.
NJ	153 83rd Street	Stone Harbor, NJ 08247	4/7/2021	Inadequate Master insurance due to Co-Insurance.
NJ	155 Sherman Ave	Jersey City, NJ 07307	1/20/2017	Non-Gut conversion, does not meet established guidelines.
NJ	17th Street	Beach Haven, NJ 08008	11/3/2021	Coinsurance -Insufficient Insurance
NJ	17th Street	Beach Haven, NJ 08008	11/3/2021	Flood Coverage insufficient
NJ	362 39th Street	Avalon, NJ 08202	9/14/2016	Co-insurance not waived
NJ	411 E 22nd Avenue	Wildwood, NJ 08260	5/18/2021	Ineligible due to insufficient insurance.
NJ	46 Walnut Street	Pompton Lakes, NJ 07442		Owners not in compliance with governing docs which require a master insurance policy to be obtained by the association.
NJ	700 Grove	NJ	7/21/2017	Construction defect litigation

Condo Ineligible Log as of 6/1/2022

NJ	701 Asbury Avenue	Ocean City, NJ 08226	6/17/2021	Coverage does not equal 100% of reconstruction costs.
NJ	77 Hudson	Lawrenceville, NJ 08648	9/16/2019	Construction defect Litigation owner occupancy less than 50% at 31.48%, excessive investor concentration at 68.52% & excessive single entity at 38.89%
NJ	Ambiance at Hackensack	Hackensack, NJ 07601	11/23/2021	Project is ineligible for Chase jumbo A because commercial space is 35.08% and Chase's tolerance is 30%. Also the 2020 budget is not available and the investor requires a current budget.
NJ	Avalon Breezes	Avalon, NJ 08202	3/17/2020	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	8/31/2021	80% single entity - Developer controlled tenant occupied units
NJ	Bella Vista of Elizabeth	Elizabeth, NJ 07202	8/31/2021	Developer owns over 81% of the units and is renting the units out.
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	Burnt Tavern Manor	Brick, NJ 08724	8/19/2021	Litigation involves personal injury
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	Coach House	Union City, NJ 07087	5/17/2021	Insurance insufficient property coverage with Co-insurance
NJ	Cooks Bridge	Jackson, NJ 08527	4/20/2017	Structural/Construction Defects
NJ	Coral Reef	Wildwood, NJ 08260	4/21/2021	Due to Co-Insurance on Master Insurance. 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	Docksider on Barnegat Bay	Lavallette, NJ 08735	6/2/2021	Insufficient insurance. 90% coinsurance & RCE exceeds coverage. Project ineligible due to condotel characteristics identified below: •Conversion from a Hotel to Motel to Condominiums •Units do not contain full size kitchens
NJ	Erin Shores	North Wildwood, NJ 08260	7/16/2021	
NJ	Fairway Mews	Spring Lake, NJ 07762	7/20/2020	Icor approved
NJ	Federal Hill at Perth Amboy	Peth Amboy, NJ 08861	10/4/2021	Excessive SEO
NJ	Florence Court	Aberdeen, NJ 07747	7/14/2016	Presale 42.8%, Owner occupancy 14.2%
NJ	Flying Dutchman	Wildwood, NJ 08260	10/9/2021	Budget - The expenses are greater than the income. Total Income 62,325 – Total Expenses 67,410 = 5,085 deficit.
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	Garden Villas at Amberleigh	Williamstown, NJ 08094	7/12/2021	Project is ineligible due to current construction defect litigation. Per agency guidelines construction litigation is not acceptable.
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	Harbortown Sail	Perth Amboy, NJ 08861	10/1/2021	Excessive single entity ownership (max is 20%), Delinquent unit owners exceed 15% , Investor concentration exceeded
NJ	Holly Beach	Wildwood, NJ 08260	2/7/2022	Inadequate insurance - Coinsurance
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	Lampost	Wildwood, NJ 08260	7/14/2021	Occupancy: Owners cannot occupy units year round
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	Le Boot	Wildwood, NJ 08260	2/24/2022	condotel characteristics
NJ	Lenox	Union City, NJ 07087	2/24/2017	Single entity owns over 10% (33%)
NJ	Lumberyard	Collingswood, NJ 08108	11/14/2018	Litigation - Construction Defect
NJ	Lu-Sea	Stone Harbor, NJ 08247	12/2/2020	Flood insurance coverage insufficient.
NJ	Madrid	Wildwood Crest, NJ 08260	8/19/2021	Project is a condotel
NJ	Meadows of North Wildwood	Wildwood, NJ 08260	4/20/2021	Insufficient master property/hazard insurance. 80% coinsurance.
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	North Gate Townhomes	Westfield, NJ 07090	10/15/2021	Project is ineligible due to 1 entity owning 2 units. PER FHA SUA guidelines any project with less than 20 units any owner can only own 1 unit.
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
NJ	Oceans 7 Farragut	Wildwood Crest, NJ 08260	11/1/2021	Condotel - new motel conversion

Condo Ineligible Log as of 6/1/2022

NJ	Oceans 7 Mark I	Wildwood Crest, NJ 08260	11/1/2021	Condotel - new motel conversion
NJ	Orchard Terrace	Summitt, NJ 07901	10/7/2015	Loan #, appraisal and HO6 requested. Can't run through CPM until we have an active loan.
NJ	Park Lane	Asbury Park, NJ 07712	10/26/2020	28% single entity and 80% investor concentration
NJ	Park Village, NJ	Passaic, NJ 07055	9/16/2021	Insufficient insurance coverage due to coinsurance.
NJ	Peach Hill	Ramsey, NJ 07446	4/13/2022	no flood insurance for our building
NJ	Peach Street Village	Avenel, NJ 07001	7/20/2015	26.36% single entity ownership.
NJ	Philips Avenue	Elmwood Park, NJ 07407	8/30/2021	No Master Insurance as required by Bylaws.
NJ	Point at Newton's Landing	Riverside, NJ 08075	10/28/2021	Excessive single entity ownership at 32.73%
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	Regency Homes at Quailbrook	Franklin Township, NJ 08873	11/18/2021	PUD
NJ	Renaissance Station	Somerset, NJ 08873	5/15/2019	60+ day delinquencies > 15% (35.46%)
NJ	Residences at Dixon Mills	Jersey City, NJ 07302	11/17/2021	Condo project ineligible due to structural defect litigation.
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	Sailor's Quay	Brick, NJ 08723	4/26/2021	Non-Incidental income based on budget is 24%. Project has mandatory fee-based membership as well.
NJ	Signature Place at Garfield by Centex	Garfield, NJ 07026	2/28/2022	Condo Project is Ineligible due to Construction Defects.
NJ	Signature Place at Garfield by Centex	Garfield, NJ 07026	2/28/2022	constr defect litigation, unavailable on CPM
NJ	Signature Place at Garfield by Centex	Garfield, NJ 07026	8/13/2021	Construction defect litigation in which repairs have not been made
NJ	Sixty Acre Reserve	Jackson, NJ 08527	3/24/2022	HUD has this project listed as not available for FHA Financing.
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	Society Hill at University Heights III	Newark, NJ 07103	1/31/2022	17.41% 60 day delinquencies.
NJ	Sparta Commons	Sparta, NJ 07871	10/13/2021	Condo Project Ineligible due to insufficient master insurance documentation.
NJ	Tuscan	Wildwood, NJ 08260	3/31/2022	Condotel. (Hotel Rating & Non-Gut Conversion of Motel)
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	3/9/2022	Insurance claim amount unknown.
NJ	Winston Towers 300	Cliffside Park, NJ 07010	3/9/2022	litigation amount unknown - suggested possible waiver per DD.
NJ	Winston Towers 300	Cliffside Park, NJ 07010	3/9/2022	Project has an active Recreational lease. Ineligible per agency guidelines.
NJ	Wyndham Place at Freehold	Freehold, NJ 07728	3/10/2022	Litigation that cannot be considered minor.
NM	Quail Run	Santa Fe, NM 87505	11/27/2020	condotel features, non-incidental 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-incidental income > 10%
NM	San Mateo de Santa Fe	Santa Fe, NM 87505	4/19/2017	Single entity over 10% (at 35%)
NM	Windchime	Angel Fire, NM 87710	8/4/2021	Project is ineligible for offering rentals of units on a daily or short term basis on several booking websites. Making the project transient in nature. Condotels are ineligible.
NV	1200 Riverside	Reno, NV 89503	5/27/2021	Insurance: Association does not carry master flood insurance.
NV	Antigua	Las Vegas, NV 89183	3/9/2021	unacceptable litigation
NV	Antigua Maintenance	Las Vegas, NV 89183	7/30/2021	super lien rights
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	8/1/2018	Pending litigation against HOA for exercising super lien rights
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	Flamingo Heights	Las Vegas, NV 89103	9/24/2021	Litigation: Claim amount exceeds insurance coverage.
NV	Lakeview	Las Vegas, NV 89117	7/7/2020	Super Priority Lien Litigation
NV	Lakeview	Las Vegas, NV 89117	6/6/2021	Super Priority Lien (Litigation)

Condo Ineligible Log as of 6/1/2022

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	4/15/2021 Litigation: Super Lien Priority
NV	Meridian Private Residences	Las Vegas, NV 89169	4/15/2021 Loan needs to be flipped from Fannie to Freddie and go LCO to make happen.
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.
NV	Park Avenue	Las Vegas	6/22/2021 Ineligible: Project has exercised their super lien right.
NV	Park Avenue	New York, NY 10016	4/30/2021 New Rez will not lend in a project that has ever exorcised a super lien right. 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	100 West 93	New York, NY 10025	1/26/2021 Single Entity ownership at 39.78% Presale less than 50%
NY	11 Hoyt	Brooklyn, NY 11201	8/26/2021 Budgeted Reserves less than 10%
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	1349 Ovington Avenue	Brooklyn, NY 11219	9/17/2021 100% co-insurance and no agreed value endorsement. No valuation tool was provided.
NY	140-32 Cherry	Flushing, NY 11355	5/19/2021 Inadequate condo insurances - cannot provide evidence of 100% insurable replacement cost.
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.
NY	15 William Street	New York, NY 10005	5/27/2015 Single Entity at 47%, Investment Concentration at 87% 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	1820-24 78th Street	Brooklyn, NY 11214	12/6/2021 insufficient insurance: co-insurance
NY	20 Pine Street	New York, NY. 10005	12/1/2015 Project has 3 litigation cases. Legal Dept deemed ineligible.
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	26 Third	Brooklyn, NY 11231	11/12/2019 Single entity 75%
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	35 McDonald Avenue	Brooklyn, NY 11218	3/3/2015 Litigation - Structural defects
NY	383 Manhattan Ave		6/7/2021 HOAQ answered
NY	736 Annadale Road	Staten Island, NY 10312	6/17/2016 Freddie Only
NY	78 Bay 22nd Street	Brooklyn, NY 11214	9/23/2021 Insufficient insurance.
NY	9-31 Gadsen Place	Staten Island, NY. 10314	3/6/2017 30% single entity
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	Alexander	New York, NY 10017	7/29/2021 Litigation: Structural defects not remedied
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.
NY	Atrium Plaza	Hempstead, NY 11550	5/1/2020 Project is ineligible due to the 2019 and 2020 budget not available. Current balance sheet is not available. Both of those items are required for the FHA SUA review/approval.
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	Bay Ridge Commons	Brooklyn, NY	6/14/2021 Minimum 50% in contract sales has not been met
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	Brighton Green	Newburgh, NY 12550	5/4/2022 Insufficient crime/fidelity insurance. Non-Gut Conversion per Appraisal Presale less than 50%, at 25.32% Pooled Insurance – Hazard policy provided appears to be pooled
NY	Broad Exchange	New York, NY 10004	12/16/2021 Single Entity owns over 20% of the units, owns 56.49%
NY	Broad Exchange	New York, NY 10004	12/16/2021 Non-Gut Conversion, Presale less than 50%, Pooled Insurance, Single Entity Issue
NY	Broadway 98		6/22/2015 Single entity > 10%
NY	Brooklyn Bay	Brooklyn, NY 11235	6/8/2021 Commercial Space from Apartment units at 68.97%, Single entity at 30.77%. LCO Waivers only with acceptable HOA Insurance.

Condo Ineligible Log as of 6/1/2022

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	City View	Brooklyn, NY 11201	6/15/2021 Structural Defect litigation.
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	Dekalb Avenue	BROOKLYN, NY 11221	12/6/2021 Ongoing construction defect litigation and excessive 60 day delinquencies (31%).
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	Edge 11211	Brooklyn, NY 11249	1/20/2022 Construction defect litigation that has not been remediated.
NY	Elmwood Park I	Staten Island, NY 10314	10/6/2015 No reserve allocation on the budget and no reserve study.
NY	Executive House	New York, NY 10017	8/31/2021 Excessive single entity ownership of 42.3%
NY	Executive Plaza	New York, NY 10019	8/13/2021 Commercial over 70% - Unavailable in Fannie CPM.
NY	Fleetwood Glen	Mount Vernon, NY 10552	9/23/2016 Insufficient Reserves (0%)
NY	Fleetwood Glen	Mount Vernon, NY 10552	9/22/2016 Insufficient Reserves (0%)
NY	Foxwood Square Condominium V	Staten Island, NY 10314	11/24/2015 Unacceptable budget format with no replacement reserves
NY	Franskill V	Brooklyn, NY 11205	2/11/2016 Dormitory & Faculty Housing Project.
NY	Gateway	White Plains, NY 10606	12/31/2019 Single entity at 73%
NY	Golf Green Manor	Staten Island, NY 10314	3/11/2015 33% single entity and no reserves
NY	Grand One at Sky View Parc	Flushing, NY 11354	2/2/2017 No reserves, Excessive commercial
NY	Grant Terrace	Staten Island, NY 10306	12/27/2017 Inadequate replacement reserve contributions. Property Manager is not a covered loss under HOA's Fidelity Bond.
NY	Green at Half Hollow	Melville, NY 11747	6/6/2016 Mandatory membership fees.
NY	Green at Half Hollow	Melville, NY. 11747	6/6/2016 Mandatory Fee's for Shared Amenities not owned by the HOA; Current Litigation unsettled and no monetary amounts determined. Escalated to Gretchen for 2nd Review.
NY	Greens at Half Hollow I	Melville, NY 11747	4/15/2022 Mandatory social membership for use of the clubhouse owned and operated by developer.
NY	Greenwich Club Residences	New York, NY 10006	3/3/2017 No reserves, no reserve study
NY	Helena Gardens	Baldwen, NY 11510	7/18/2016 Insufficient Reserves
NY	Highbridge Heights	Bronx, NY 10452	4/5/2016 60 day delinquencies 42.8%
NY	Highrose Ridge	Middleton, NY 10940	10/27/2020 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 not an option.
NY	Jackson Terrace	Mineola, NY 11501	11/24/2020 Single entity 30%
NY	Jamaica East	Jamaica, NY 11433	5/18/2021 Due to Insufficient Insurance - ACV on Roofs.
NY	Jefferson Clinton Commons	Syracuse, NY 13202	6/14/2021 Ineligible due to excessive commercial space - 65.47%
NY	Jefferson Village III	Yorktown, NY 10598	7/3/2018 Inadequate Master Flood Policy
NY	John James	New York, NY 10032	10/14/2021 Excessive single entity owners greater than 20%, entity @ 66.17%
NY	John James	New York, NY 10032	10/14/2021 SLR - Excessive single entity owners greater than 20%, sponsor/developer owns 66.17%
NY	Kate's Luxury	Astoria, NY 11103	2/26/2019 Developer owns & leases 37.50%, only 62.50% sold.
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	L'Ecole	New York, NY 10017	11/2/2016 Insufficient Reserves
NY	Liberty Terrace	New York, NY 10280	12/17/2021 Condo Project Ineligible due to Leasehold and Single Entity Ownership.
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%
NY	Maple Arms	Westbury, NY 11590	4/15/2021 Inadequate Insurance Single entity over 10% Reserve allocation 0%
NY	Marion Court	Harrison, NY 10528	7/27/2017
NY	Meadowood at Gateway	Brooklyn, NY 11207	9/28/2021 Lack of reserves contributions and excessive single entity ownership at 21%
NY	Monarch at Ridge Hill	Yonkers, NY 10710	5/20/2020 Single entity 48%
NY	Monarch at Ridge Hill	Yonkers, NY 10710	11/23/2021 Excessive Single Entity Ownership (40.12%) - Fannie declined waiver.
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

Condo Ineligible Log as of 6/1/2022

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%
NY	Outlook Point	Bronx, NY 10465	3/25/2020 Project is ineligible due to no commercial space financials available and no current balance sheet available. Both of those items are required for the FHA SUA program.
NY	Park & 28th Street	New York, NY 100116	4/18/2016 56% Commercial, 0% Budgeted Replacement Reserves
NY	Park Hill East	New York, NY 10029	12/1/2015 operating as a loss
NY	Park Knoll Owners Inc		10/9/2018 3 Litigation cases - Ins Co not providing the defense
NY	Park Vendome	New York, NY 10019	11/13/2015 Structural/Consturction defects
NY	Parkchester North	Bronx, NY 10462	12/22/2015 Investor concentration 63% Single entity 41%
NY	Parkchester North	Bronx, NY 10462	5/4/2021 excessive single entity ownership of 40%
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	8/13/2021 Ineligible: Single entity ownership > 20% (currently 57.51%)
NY	Parkchester South	Bronx, NY 10462	8/13/2021 Per Fannie only purchases and LCOR transactions are eligible
NY	Parkchester South	Bronx, NY 10462	8/13/2021 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
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	Plaza Oaks	Bellmore, NY 11710	6/14/2021 Ineligible for Full Review - Budget does not meet guidelines without annual reserves allocation noted.
NY	Plum Point on the Hudson -Phase IV	New Windsor, NY 12553	9/15/2021 Insufficient reserves contribution and insufficient liability coverage
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	South and Cherry	New York, NY 10011	11/12/2021 Insufficient reserve allocation, budget and current balance sheet.
NY	South Star	New York, NY 10038	10/14/2021 Litigation that cannot be considered minor. Impacts financial stability of the project.
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	Van Wyck Meadows I	Fishkill, NY 12524	3/29/2021 Insufficient reserve contributions and insufficient crime/fidelity coverage.
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	Village View	Middle Village, NY 11379	10/27/2021 Condo project ineligible due to insufficient insurance.
NY	Warren House	New York, NY 10016	4/21/2021 Project is ineligible due to one single entity owning 37.58% of the project. Fannie tolerance is 20%.
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	West Terrace	Brooklyn, NY 11214	11/15/2021 Insufficient Insurance (Coinsurance & lack of Building Ordinance or Law/Increased Cost of Construction)
NY	Windridge One	Monroe, NY 10950	8/10/2020 LTD Approved
NY	Woodhaven	Rego Park, NY 11374	10/6/2020 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 .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.
OH	Cambridge Harbour House	Lorain, OH 44053	1/27/2022 Project is ineligible due to non gut conversions require a current PERS approval via Fannie.

Condo Ineligible Log as of 6/1/2022

		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	Cashelmara	Bay Village, OH 44140	7/20/2020 insufficient flood
OH	Congress Square I	Middleburg Heights, OH 44130	3/2/2018 Coinsurance
OH	Country Walk Commons	Sylvania, OH 43560	2/27/2022 Ineligible for a full review due to lack of reserve contributions on the 2022 approved budget.
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) Project is ineligible due to investor concentration is 98%. Agency tolerance is 50% and our transaction is an investment transaction. Also, one entity owns 40% of the units. Agency tolerance is 20%.
OH	Irving Commons	Dayton, OH 45419	8/31/2021 tolerance is 20%.
OH	Landings No 6	Avon Lake, OH 44012	10/18/2021 Leased Amenities/ Mandatory Membership
OH	Market Square Townhomes	Wickliffe, OH 44092	7/14/2021 Insufficient reserve contributions.
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	Pinnacle	Cleveland, OH 44113	10/6/2021 Current litigation is not considered Minor. Per agency guidelines if litigation is not considered minor the project is ineligible.
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%.
OH	Woodlands of Vermilion	Vermilion, OH 44089	7/21/2021 Recorded Declarations have leasing restrictions that ineligible per FHA guidelines.
<hr/>			
		Timeshare	
		Single entity over 20%	
OR	Inn of the Seventh Mountain	Bend, OR 97702	8/27/2018 Leasehold
OR	Laissez Faire Estates	Portland, OR 97233	9/30/2021 project subject to ground lease.
OR	Laissez Faire Estates	Portland, OR 97233	9/30/2021 project subject to ground leases.
OR	McCormick Pier	Portland, OR 97209	3/2/2022 Submerged land lease.
		Excess Commercial	
OR	Old Town	Newport, OR 97365	8/1/2018 Insufficient Budgeted Reserves
OR	Orenco Place	Hillsboro, OR 97124	5/5/2017 Litigation - Construction Defects
OR	Prescott Village	Portland, OR 97218	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.
OR	River Island Estates	Eugene, OR 97401	3/8/2021 EPIC reflect PUD
OR	Whispering Woods	Welches, OR 97067	3/3/2017 Timeshare project
PA	1352 Lofts	Philadelphia, PA 19147	6/5/2017 16.5% single entity
PA	1914-22 Christian Street	Philadelphia, PA 19146	10/28/2016 Insufficient Reserves
PA	2555 Carpenter Street	Philadelphia, PA 19146	1/14/2022 Construction defect litigation.
PA	444 N 4th Street	Philadelphia, PA. 19104	2/5/2016 Non-gut conversion not 90% sold and conveyed, PERS required.
PA	444 N 4th Street	Philadelphia, PA 19104	7/28/2017 PERS required. Non-gut conversion, 30% single entity/developer
PA	Arts	Philadelphia, PA 19107	investor LCOR owned by Freddie, 81% investor conc, not eligible for exception
PA	Brookstone	Yardley, PA 19067	11/23/2016 Litigation - Religious Discrimination
PA	Centennial Ridge	Telford, PA 18969	1/5/2018 60+ day delinquencies 25.76%
PA	Coldwater Crossing	Breinigsville, PA 18031	10/19/2021 Project is ineligible for FHA SUA due to Sinkhole activity.
PA	Deer Creek	Prussia, PA 19406	7/31/2015 Litigation for Construction Defects throughout the Project.
PA	Equine Meadows	Red Lion, PA 17356	3/30/2021 100% Coinsurance. No Replacement Cost Estimator or Insurance Appraisal provided, does not have Agreed Amount/Value.
PA	Fifth Avenue	Pittsburgh, PA 15232	3/28/2017 84.62% investor concentration, ineligible for an investment transaction
PA	Grande at Riverview	Conshohocken, PA 19428	9/3/2021 Litigation - Structural Defects
PA	Grande at Riverview	Conshohocken, PA 19428	Litigation - Structural Defects
PA	Heritage Park	Trappe, PA 19426	6/28/2019 Litigation - insufficient information
PA	Hidden Meadows	Renfrew, PA 16053	4/26/2021 Cost to reconstruct exceeds coverage limit
PA	Homes of Hidden Valley	Upper Chichester, PA	3/2/2017 71.4% single entity with 87% investor concentration
PA	Liberty Square	Newtown, PA 18940	10/4/2016 Slip and Fall litigation amount unknown.
PA	Marine Club	Philadelphia, PA 19146	9/24/2021 Excessive single entity ownership at 67%
PA	Marine Club	Philadelphia, PA 19146	6/1/2017 67% single entity, 4.49% budget reserve allocation.
PA	Meadows	Mont Clare, PA 19453	11/25/2019 Litigation - Reservation of Rights
PA	Meadows	Monte Clare, PA 19453	1/28/2019 Insurance is defending but with "Reservation of Rights"
PA	Memphis Flats	Philadelphia, PA 19125	3/31/2017 Single Entity 65%
PA	Memphis Flats		7/31/2018 Single Entity > 20% (54.17%)
PA	Mews at Byers Station	Chester Springs, PA 19425	2/3/2017 Litigation - Structural defects
PA	Mews at Byers Station	Chester Springs, PA 19425	Pending litigation for structural defects with original developer
PA	Needleworks	Royersford, PA 19468	3/10/2020 Single entity 75%
PA	Needleworks	Royersford, PA 19468	3/10/2020 Single Entity 79.55%
PA	Reef Condominium & Spa at Waterfront Square	Philadelphia, PA 19123	3/8/2016 Project is subject to a Ground Lease.
PA	Rittenhouse	Philadelphia, PA 19103	4/15/2021 Per Fannie Mae project is Ineligible for 50% commercial space. Hotel is within the project
PA	Ritz Carlton		3/29/2017 Single Entity 16.3% + Hotel



Condo Ineligible Log as of 6/1/2022

PA	Riverview Manor	Harrisburg, PA 17102	10/24/2021	Planned Community
PA	Roundhill	Coatesville, PA 19320	4/4/2019	Pending litigation over structural defects with Developer
PA	Smythe Stores	Philadelphia, PA 19106	11/5/2019	Project is ineligible due to large deficit on 2019 budget and single entity ownership is out of agency tolerance.
PA	Stoneschool	Trappe, PA 19426	5/17/2021	Project is ineligible due to co insurance. Also, the Fidelity policy does not include the management company which is Fannie requirement.
PA	Villas at Bailey Springs	Stewartstown, PA 17363	8/4/2017	Litigation - Pending litigation for structural defects.
PA	Welsh Walk (aka terraces @ welsh walk)	Philadelphia, PA 19115	8/25/2015	Insufficient reserves
PA	West Montgomery	Philadelphia, PA 19122	7/7/2021	Project is still considered new construction. FHA SUA does not allow new construction projects.
PA	Westtown Mews	West Chester, PA 19382	12/6/2016	Fidelity bond for mgmt co recv'd. need to flip to LP OR fidelity bond for the HOA with mgmt inc. to stay as DU.
RI	903	Providence, RI 02903	10/18/2018	Single entity of 66%
RI	Corliss Pointe	Cumberland, RI 02864	4/18/2022	Litigation
RI	Country View	Cranston, RI 02921	1/11/2021	Litigation - Safety & Insufficient Completion
RI	First Beach - aka Smith	Middletown, RI 02842	7/9/2021	Ineligible: 2-4 unit project inadequate insurance - no master insurance which is required per condo declarations.
RI	Louisquisset Country Club	North Providence, RI 02904	1/10/2022	Project ineligible due to non incidental income over 10%.
RI	Park Terrace	Pawtucket, RI 02860	8/4/2017	68.9% investor concentration, 0% budget reserve allocation
SC	200 River Landing Drive Ph II	Daniel Island, SC 29492	5/3/2021	Litigation against developer over constructions defects. Repairs not yet complete.
SC	254 Seven Farms Drive	Charleston, SC 29406		Litigation FYI - 2 loan numbers same borrower
SC	9 Bogard Street	Charleston SC 29403	1/19/2021	77121010017 and 77121010143
SC	93 Beaufain Street	Charleston, SC 29401	5/9/2018	Inadequate Condo Master Insurance Policy
SC	93 Beaufain Street	Charleston, SC 29401	5/10/2018	Inadequate Insurance
SC	Arcadian Way	Charleston, SC 29407	7/14/2021	Project not eligible at this time due to coinsurance - insufficient insurance coverage.
SC	Ashleytowne Village	Charleston, SC 29414	9/29/2016	Ineligible unless loan is converted to LP or endorsement covering property manager is added to fidelity.
SC	Bay Tree Golf and Racquet	Little River, SC 29655	6/14/2017	Multi Dwelling Unit
SC	Beresford Commons	Charleston, SC 29492	8/25/2015	Ineligible due to construction defects
SC	Brighton at Kingston Plantation	Myrtle Beach, SC 29572	5/26/2020	Project operating as condotel per FNMA project standards email.
SC	Broadway Station	Myrtle Beach, SC 29577	4/21/2022	Project is currently at 22.35% for owner occupancy. FHA SUA requires at least 50% owner occupancy.
SC	Clearwater Bay	Myrtle Beach, SC 29582	12/18/2020	Structural defect litigation
SC	Commons H/P	Greenville, SC 29601	4/9/2015	> 50% investor concentration
SC	Concord West of the Ashley	Charleston SC 29407	1/11/2016	Stouffer is ineligible due to it being an investment loan.
SC	Daniels Landing	Daniel Island, SC 29492	5/7/2020	Litigation - Structural Defects & Water intrusion
SC	Daniels Landing	Daniel Island, SC 29492	5/7/2020	Pending litigation for structural defects. Defects not cured.
SC	Daniels Landing	Daniel Island, SC 29492	5/7/2020	The litigation does not meet Fannie Mae/Freddie Mac guidelines. Litigation relates to structural soundness and habitability and involves substantial monetary issues.
SC	Daniels Landing	Charleston, SC 29492	6/21/2021	construction defect litigation
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	Fountains	Myrtle Beach, SC 29579	8/25/2021	Insufficient Insurance (ACV on roofs)
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	Greenslake	Goose Creek, SC 29445	2/18/2022	HOA delinquencies >15%
SC	King Street	Charleston, SC 29403	5/15/2015	< 10% reserve allocation
SC	Kiskadee Parke	Conway, SC 29536	3/26/2021	71% investor concentration, plus not enough information received to determine project eligibility.
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	Margate Tower at Kingston Plantation	Myrtle Beach, SC 29572	2/4/2022	Condotel
SC	Marsh View Villas	Folly Beach, SC 29439	6/1/2021	Litigation, insufficient reserve contribution @ 5.87%, and 60 day delinquencies greater than 15%
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	4/20/2021	Developer is still in control. FHA SUA requires the project be turned over to the HOA. Project is ineligible.
SC	Midland Terrace	Summersville, SC 29485	4/20/2021	RUSH Request
SC	Midland Terrace	Summersville, SC 29485	8/21/2018	Does not meet N/C Guidelines

Condo Ineligible Log as of 6/1/2022

			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	One Cool Blow	Charleston, SC 29403	1/27/2022 Construction defect litigation.
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	Paradise Lakes	Summerville, SC 29485	9/30/2021 Underinsured with 80% co-insurance, insurance limit is less than reconstruction costs per the RCE provided
SC	Park at River's Edge	North Charleston, SC 29418	12/8/2021 Project is ineligible as it has 21% of the units are delinquent in HOA dues. Agency tolerance is 15%.
SC	Parkside	Daniel Island, SC 29492	3/2/2016 Project Ineligible due to construction, structural defects.
SC	Pelican Pointe	Charleston, SC	5/19/2017 Litigation - Construction
SC	Peninsula on James Island	Charleston, SC 29412	Construction defects
SC	Peninsula on James Island	Charleston, SC 29412	5/2/2017 Ongoing mold/ construction defect litigation
SC	Persimmon Hill	Goose Creek, SC 29445	11/9/2015 Construction and Structural defects
SC	Pier View	Charleston, SC 29492	6/19/2020 Litigation: Structural defects not remediated
SC	Pier View	Charleston, SC. 29492	7/24/2018 Litigation - Structural Defects
SC	Pointe James	Charleston, SC 29412	2/1/2022 Reserves less than 10%, at 8.02%
SC	Retreat at Charleston National		11/17/2021 Litigation - Structural Defect with Developer
SC	Ricefield	Charleston, SC 29407	8/10/2016 Claim amount not know, insurance not defending.
SC	Riverbend on the Saluda Edgewater	West Columbia, SC 29169	5/13/2021 unacceptable co-ins 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	Seagate	Charleston, SC 29412	1/26/2022 LTD APPROVED
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	Spring Hall Village	Goose Creek, SC 29445	4/4/2022 significant deferred maintenance
SC	Summers Bend	North Charleston, SC 29418	4/3/2017 38.9% single entity
SC	Summers Bend	North Charleston, SC 29418	4/3/2017 Single Entity 38.6%
SC	Summers Bend	North Charleston, SC 29418	4/3/2017 Single Entity -38.6%
SC	Surfmaster	Garden City Beach, SC 29576	1/7/2016 Condo Hotel
SC	Surfmaster	Garden City Beach, SC 29576	1/7/2016 Project Ineligible: On-Site Check In/Check Out Registration Services; On-Site/On-Line Reservation Services; Rental pooling, confirmed use as Condotel. 1/8 reconsidering - GR
SC	Tilghman Beach & Golf Resort	North Myrtle Beach, SC 92582	9/6/2018 Condotel
SC	Townes at Brookwood	Simpsonville, SC 29681	10/12/2021 PUD
SC	Turtle Cove Villas	Kiawah Island, SC 29455	2/18/2022 Timeshares allowed
SC	Twelve Oaks at Fenwick Plantation	Johns Island, SC 29455	1/26/2016 Defects not cured, need filed complaint for further consideration
SC	Twelve Oaks at Fenwick Plantation	Johns Island, SC 29455	1/26/2016 Litigation - Structural defects have not been cured.
SC	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	Village Oaks HPR	Mount Pleasant, SC 29464	5/14/2021 Inadequate Master Insurance (ACV on Roofs)
SC	Villages at Palmetto	Fort Mill, SC 29708	11/18/2016 90% Coinsurance - Not waived
SC	West Pointe	Charleston, SC 29414	12/15/2021 Master property policy has coinsurance and is not covered to 100% replacement cost.
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	Belmont Park	Knoxville, TN 37931	9/21/2021 Ineligible for insufficient insurance (Coinsurance and Actual Cash Value. )
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	Edge at Monroe	Memphis, TN 38103	3/29/2022 Project currently has one entity that owns 56% of the units in the project. SmartEdge tolerance is 49%.
TN	Fox Springs	Knoxville, TN 37912	4/28/2017 Single entity over 10% (at 52.9%) Project is ineligible due to the following: - Budget has insufficient reserves. - Master insurance has Co Insurance. - Project has the word "resort" listed. Ineligible per Fannie guidelines. - Keycard entry to individual units is an indicator of condotel. Condotel is not eligible per Fannie guidelines.
TN	Golf View Resort	Pigeon Forge, TN 37863	6/7/2021 - HOA does not have a Fidelity policy in place. This is required per a full review.
TN	Harding Glen	Nashville, TN 37211	6/6/2017 Single entity ownership > 10%
TN	Inwood Park	Knoxville, TN 37912	4/18/2022 Insufficient insurance due to coinsurance.

Condo Ineligible Log as of 6/1/2022

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	Piney Grove Woods	Knoxville, TN 37909	4/26/2021	Litigation: constructional defect not remediated or covered by insurance.
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.
TN	Wilderness Trace	Oak Ridge, TN 37830	8/17/2021	Inadequate Insurance
TX	1806 Justin	Austin, TX 78757	6/30/2020	Insufficient Insurance
TX	Ascension Point	Arlington, TX 76006	9/22/2021	Excessive single entity at 66.85% 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.
TX	Bristol	Houston, TX 77056	1/13/2020	Ineligible for litigation. HOA defendant, possibly on the hook for over \$1mil, possible loss of value due to losing parking spaces, no evidence of insurance carrier defending.
TX	Canyon Lake Villas	Canyon Lake, TX 78133	12/24/2020	Ineligible due to inadequate insurance. ACV on the amenities is unacceptable insurance. Presale 50% owner occupancy not met, single entity at 23.81%, delinquencies at 19.05%. Smartedge would require exception due to 3 non-warrantable features.
TX	Clear Springs Ranch	New Braunfels, TX 78130	1/18/2022	
TX	Cliff House	Corpus Christi, TX 78401	1/15/2019	Insufficient Fidelity Bond coverage
TX	Cordoba Lodge 1	Canyon Lake, TX 78133	4/22/2021	Insufficient Insurance - Coinsurance
TX	Eastridge III	Dallas, TX 75231	4/21/2022	Insufficient insurance (coinsurance).
TX	El Dorado Way	Webster, TX 77598	10/9/2019	Insufficient Insurance
TX	Faulkner Point	Garland, TX 75043	10/15/2021	insufficient insurance (ACV on roofs)
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	Haskell Cove	Dallas, TX 75204	7/28/2021	Coinsurance, no AA, AV or RCE
TX	Inverness at New Braunfels	New Braunfels, TX 78130	6/16/2021	Ineligible due to co-insurance with no supporting documentation per agency guidelines. Insufficient insurance - Coinsurance
TX	Kingsley Manor	Dallas, TX 75238	9/7/2021	
TX	Los Cabos II	South Padre Island, TX 78597	7/20/2021	Condotel (Hotel Rating)
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	Moser Up at Henderson	Dallas, TX 75206	10/1/2021	Litigation for construction defects.
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	Stonehaven	Austin, TX 78727		Insurance contains ACV of Roofs
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.
TX	Waterstone	Lago Vista, TX 78645	6/24/2016	In litigation for water intrusion.
TX	Waterwheel Resort	New Braunfels, TX 78130	3/21/2022	multi dwelling units with single deed
TX	West Village Lofts	Dallas, TX 75204	3/2/2016	50% Commercial, 3% budget reserves
TX	Westchase Gardens	Houston, TX 77042	6/7/2021	Pooled Insurance
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	Mt. Vernon Cove	Salt Lake City, UT 84107	1/3/2022	insufficient flood insurance
UT	Newpark	Park City, UT 84098	5/23/2022	condotel, single entity
UT	Parkite	Park City, UT 84060	12/14/2016	Single Entity > 10%

Condo Ineligible Log as of 6/1/2022

UT	Ridge at Canyons Village	Park City, UT 84098	12/7/2021	Condotel & Insufficient Fidelity
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	214 67th Street	Virginia Beach, VA 23451	3/16/2021	2-4 Unit Per Submission Email
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	Carlton Bridge	Charlottesville, VA 22902	9/16/2021	Excessive Single Entity Ownership > 20% (57% & 31%)
VA	Chesterfield	Woodbridge, VA 22191	9/21/2021	Delinquencies greater than 15%, at 20%
VA	Cottage Greene Townes	Ashland, VA 23005	9/28/2021	Insufficient reserve contributions 8.7%.
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	Edgewater	Virginia Beach, VA 23451	8/31/2021	Condo Project Ineligible due to being a Condotel.
VA	Edgewater	Virginia Beach, VA 23451	8/20/2021	Project is a 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%. Based on the new Fannie Mae ineligible guidelines that came out today regarding condotels, the project is ineligible due to the following reasons.
				<ul style="list-style-type: none"> <li>•Unit doesn't have a full size kitchen</li> <li>•Unit is less than 400 sq ft</li> </ul>
VA	Pointe at Mariners Landing	Huddleston, VA 24104	10/8/2020	
VA	Pointe at Mariner's Landing	Huddleston, VA 24104	8/31/2016	Structural litigation
VA	Representative	Arlington, VA 22202	11/11/2021	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	Sanctuary at False Cape	Virginia Beach, VA 23456	7/2/2021	Ineligible condotel - FNMA CPM Unavailable due to condotel activity.
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	Washington Square	Alexandria, VA 22314	8/2/2021	commercial percentage of 42%
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
VT	Riverside Farm	Quechee, VT 05059	6/9/2021	Condo ineligible due to insufficient insurance coverage and excessive single entity.
WA	119th Street	Everett, WA 98208	10/26/2021	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	Glendale	Tacoma, WA 98466	2/25/2022	Lack of Master insurance policy.
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	Pacific Center	Seattle, WA 98104	2/10/2022	60% commercial space. Unavailable in CPM.
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
WA	Trailhead	Cle Elum, WA 98922	7/8/2021	Ineligible: Condotel characteristics and mandatory fees for use of 3rd party privately owned amenities.
WA	U-City Manor	Spokane, WA 99206	7/30/2018	Insufficient budgeted reserves
WI	Allegheny Springs	Snowshoe, WV 26209	3/11/2022	Project is ineligible due to being a condotel.
WI	Chateau Dore'	Milwaukee, WI 53211	10/1/2021	excessive single entity ownership
WI	Chateau Dore'	Milwaukee, WI 53211	10/20/2021	Project is ineligible at this time for no reserve allocation for 2021. This is an agency requirement.
WI	Copper Woodlands	Eagle River, WI 54521	12/20/2021	Insufficient insurance due to coinsurance.
WI	Delavan Pointe	Delavan, WI 53115	3/16/2022	Single Entity Ownership 29%+
WI	Eastbank	Hudson, WI 54016	11/25/2020	Insufficient Insurance
WI	Glacier Canyon Lodge	Lake Delton, WI 53940	3/10/2021	Subject is a Condotel and has pooled master insurance.
WI	Harbor Beacon	Algoma, WI 54201	7/13/2016	12 unit project, 25% single entity & no budget.

**Condo Ineligible Log as of 6/1/2022**

WI	Knickerbocker on the Lake	Milwaukee, WI 53202	5/22/2015	Condotel Project is ineligible for several reasons. 1. Project is not turned over to the HOA which then is considered new construction. 2. The owner occupancy is not 50%. 3. One entity owns more than 10% of the units. Per FHA guidelines these are not acceptable.
WI	Las Casitas	Madison, WI 53711	8/2/2021	than 10% of the units. Per FHA guidelines these are not acceptable.
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.