

Co-op Ineligible Log as of 6/1/2022

State	Project Name	Project Location	Decision Date	Ineligible Project
CT	Black Rock Gardens Cooperative	Bridgeport, CT 06605	8/12/2021	Coop not in geographical lending area
GA	A&P Lofts	Atlanta, GA 30316	3/19/2019	Ineligible Geographical Area - Atlanta, GA
MN	Aquila Commons	Minneapolis, MN 55426	3/29/2021	Project is a co-op located outside of acceptable geographical area
NJ	39 74 Apartment Corp	North Bergen, NJ 07047	1/14/2022	Primary occupancy less than 50% & proprietary lease not extending to at least the maturity date of the mortgage.
NJ	Arbor Hills	Belleville, NJ 07109	9/1/2017	Ongoing environmental hazard
NJ	Jamestown Tenants Corp	Cranford, NJ 07016	3/11/2019	Sponsor owns 60.57% of the Shares
NJ	Margate Tenants Corp	Edison, NJ 08837	8/19/2021	Co-op not in acceptable geographical area. Proprietary Lease expires before maturity of mortgage. Recognition Agreement not used.
NJ	Metropolis Towers Apartment Corp	Jersey City, NJ 07302	9/18/2017	45% of the units owned by Holder of Unsold Shares are Market Rent. Single Entity ownership > 10%
NJ	Metropolis Towers Apartment Corp	Jersey City, NJ 07302	9/18/2017	48% of the units owned by a single entity (Investor) Project located outside of geographical lending area for co-ops. Subletting not permitted in event of foreclosure. Project not FNMA eligible. Per questionnaire, co-op does not qualify as a Residential Co-op defined by IRS Rule 216 Project subject to mandatory membership in Rossmoor Community Association (including recreational leases). Property insurances must be maintained by co-op corporation, not Rossmoor Community Association.
NJ	Mutual No. 1 New Jersey	Monroe Township, NJ 08831	1/27/2021	
NY	1075 Sheepshead Owners Corp	Brooklyn, NY 11229	4/20/2020	Single Entity
NY	1120 Brighton Owners Corp	Brooklyn, NY 11235	1/25/2021	< 50% Owner Occupied (17.95%); 2 Single Entities own > 20% each (26.12% & 23.04%); 3 years of consecutive financial losses.
NY	1120 Brighton Owners Corp	Brooklyn, NY 11235	1/25/2021	Does not meet 50% OO. 2 SEO's each own > 20%. 3 Year consecutive losses per 2018, 2017 & 2016 Financials.
NY	1-3 Remsem Owners Corp	Yonkers, NY 10710	2/21/2019	Shared Master Liability Insurance with unaffiliated Projects a.Owner Occupancy of less than 50% b.Inadequate Cash Flows c.Not meeting IRS Sec 216
NY	13th St West Housing Corp	New York, NY 10011	12/23/2020	
NY	141-05 Pershing	Briarwood, NY 11435	8/16/2017	Pending litigation - Insurance is not defending
NY	142 Garth Road Owners Inc	Scarsdale, NY 10583	1/15/2021	Insufficient documentation
NY	1430 43rd St Owners Corp	Brooklyn, NY 11219	1/22/2020	Insufficient reserves. History of overdrawing checking account.
NY	14905 Owners Corp	Kew Gardens, NY 11367	1/13/2021	Excessive Single Entity Ownership < 20% (Sponsor owns 45.29% of outstanding shares)
NY	14905 Owners Corp	Kew Gardens, NY 11367	1/13/2021	Single Entity Ownership (sponsor units & shares) exceed 20%
NY	155-23rd Street Jackson Heights Inc.	Jackson Heights, NY 11372	9/21/2020	Project ineligible: <10% reserves, <5% losses 201 & 2019 financials, 80% co-ins.
NY	1580 Amsterdam Avenue HDFC	New York, NY 10031	12/15/2017	Fannie; Ineligible Insurance Rating. Freddie; Ineligible for Income Restrictions. Fannie & Freddie; Flip Tax > 5%
NY	1802 Ocean Parkway Owners Inc	Brooklyn, NY 11223	7/2/2021	This coop is currently ineligible for insufficient cashflow.
NY	18-05 215th Street Owners Inc	Bayside, NY 11360	4/6/2021	Common properties (recreational area) owned by Third Party and common areas are co-mingled within the co-op.
NY	19 St Owners Corp	Brooklyn, NY 11205	8/2/2018	50% OO not met (27%); SEO > 20% (34%); Year end loss 2017.
NY	195 Apartments Inc	Rockville Centre, NY 11570		Pending litigation - Insurance is not defending (not structural); repairs incomplete)
NY	198 Seventh Avenue	Brooklyn, NY 11215	6/10/2021	40% commercial space.
NY	198 Seventh Avenue	Brooklyn, NY 11215	6/10/2021	Insufficient insurance. 80% coinsurance.
NY	2 Tudor City Tenants Corp	New York, NY 10017	11/16/2020	Ground Lease
NY	2 West End Owners Corp	Brooklyn, NY 11235	11/30/2021	Coop is less than 50% owner occupied. 43.33% owner occupancy.
NY	201 West 21st Street Tenants Corp	New York, NY 10011	10/9/2020	Substantial Mechanics Lien against Coops
NY	220 Chestnut Street Owners Corp	Port Chester, NY 10573	12/31/2018	Underlying mortgage maturing < 6 months (Balloon).
NY	221 Middle Neck	Great Neck, NY 11021	9/28/2017	Sponsor owns 27.50% of units at market rent. Single entity > 10%.
NY	2234 Ocean Avenue Owners Corp	Brooklyn, NY 11229	4/9/2020	3 years of consecutive negative cash-flow
NY	231 Maujer Street	Brooklyn, NY 11206	10/20/2017	18% Flip Tax
NY	231 Maujer Street	Brooklyn, NY 11206	10/20/2017	Tax returns show 2 yrs of consecutive losses - project is not demonstrably well managed.
NY	236 East 28th Street Owners Corp	New York, NY 10016	3/1/2021	2 years consecutive losses; cash flow is not adequate to service current debt and operating expenses
NY	236 East 29th Street Owners Corp	New York, NY 10016	12/2/2020	2 year consecutive losses; cash flow is not adequate to service current debt and operating expenses
NY	24 Fifth Owners Inc	New York, NY 10011	6/28/2021	Excessive Single Entity & Ground Lease
NY	2425 Kings Hwy Owners Corp.	Brooklyn, NY 11229	1/24/2019	40% Single Entity
NY	2425 Kings Hwy Owners Corp.	Brooklyn, NY 11229	1/24/2019	Single Entity Ownership > 20%; 50% Owner Occupancy not met.
NY	244 Riverside	New York, NY 10025	12/15/2017	2 single entities > 10%; OO < 50% Single Entity Ownership > 20% (48% on unit count) and < 50% OO
NY	251 West 74 Owners Corp	New York, NY 10023	8/31/2021	
NY	2515 Glenwood Road	Brooklyn, NY 11210	10/20/2017	Less than 50% of the units are sold/conveyed to principle resident purchasers
NY	2640 Marion Ave Owners Inc	Bronx, NY 10458	10/1/2018	< 50% sold and conveyed to OO; Single Entity (Sponsor) > 20%
NY	270 North Broadway Tenants Corp	Yonkers, NY 10701	4/15/2019	Financial losses > 5%; Amount of commercial space unknown.
NY	2701 Newkirk Avenue Owners Corp	Brooklyn, NY 11226	2/27/2019	Single entity exceeds Fannie & Freddie limits (Sponsor owns 35.20%) Subletting not permitted. Financials
NY	2940-2950 Ocean Apt Inc	Brooklyn, NY 11235	3/16/2021	Single Entity
NY	301 West 89th Street Tenants Corp	New York, NY 10024	3/17/2020	No financials documentation to determine eligibility
NY	303 Beverly Owners Corp	Brooklyn, NY 11218	9/9/2021	SEO exceeded at 35%
NY	303 Beverly Owners Corp	Brooklyn, NY 11218	9/9/2021	Single Entity Ownership > 20% (sponsor owns 40% of the total shares of the co-op project)

Co-op Ineligible Log as of 6/1/2022

NY	303 Beverly Owners Corp	Brooklyn, NY 11218	9/9/2021 Single Entity Ownership exceeds 20% (Sponsor owns 35% market shares)
NY	30-40 Fleetwood Avenue Apt Corp	Mount Vernon, NY 10552	4/2/2020 Excessive Single Entity (26.18%); Insufficient Reserves.
NY	313 & 321 East 89th Street Corp	New York, NY 10128	Excessive Single Entity Ownership > 20% (40.61% of Shares)
NY	340 East Mosholu Parkway Owners Corp	Bronx, NY 10458	7/1/2019 < 50% Conveyed to Primary Residents; Excessive Single Entity (Sponsor owns 52.67% of Shares)
NY	340 Ridge Tenants Corp	Scarsdale, NY 10583	4/7/2021 Ground lease properties are ineligible.
NY	340 Ridge Tenants Corp	Scarsdale, NY 10583	4/7/2021 Leasehold
NY	3400 Snyder Avenue Owners Corp	Brooklyn, NY 11203	3/25/2019 < 50% sold to principle residence purchasers (44% sold)
NY	345 Bronx River Road Owners	Yonkers, NY 10704	4/8/2021 Single entity ownership is exceeded at 38%. Maximum permitted is 20% total shares/units. 1)Coop is not 50% owner occupied. 2)Sponsor owns 51% of total shares. 3)Proprietary lease does not extend beyond the loan term.
NY	351 Marine Avenue Owners Corp	Brooklyn, NY 11209	11/18/2021
NY	38 Astoria Owners Corp	Astoria, NY 11103	7/16/2018 Single entity ownership > 20% at 49.65% of shares.
NY	38-25 Parsons Boulevard Owners Corp	Flushing, NY 11354	12/2/2020 2 year consecutive losses; cash flow is not adequate to service current debt and operating expenses. 2021 Budget is also short with underestimated expenses.
NY	40th Street Owners Corp	Sunnyside, NY 11104	9/15/2021 Project does not meet minimum 50% sold to primary residents (only 41% owner occupied). Single Entity Ownership exceeds 20% total shares (sponsor owns 54%)
NY	433 W 54th St Owners Corp	New York, NY 10019	5/24/2017 < 50% Owner Occupancy
NY	44-46 West 65th Street Apartment Corp	New York, NY 10023	5/4/2021 Single entity owns 50.9% of coop shares and 50% of the project is not owner occupied.
NY	460 Old Town Road Owners Corp	Port Jefferson Station, NY 11776	6/29/2019 Subletting not permitted. Single Entity > 10% (15.45% of Shares)
NY	485 Webster Owners Corp	New Rochelle, NY 10801	4/25/2019 Single Entity Ownership > 10% (24.44%). No Subletting.
NY	507-509 President Street HDFC	Brooklyn, NY 11215	7/26/2017 Pending litigation against Co-op stock shares.
NY	517 West 48 St HDFC	New York, NY 10036	3/3/2020 Single Entity > 20% (33.33%); Delinquencies > 60 days 16.67%; Fannie Waiver declined
NY	517 West 48 Street HDFC	New York, NY 10036	2/24/2020 Single Entity > 20% (33%); Delinquencies > 15% (16.67%)
NY	52 Yonkers Terrace Owners Inc	Yonkers, NY 10704	9/8/2021 SEO at 40.76%
NY	5614-15th Ave Corp	Brooklyn, NY 11219	1/16/2020 < 50% sold to OO; 54.61% SEO; 2 years consecutive losses; < 10% reserves/cash & equivalents
NY	5614-15th Ave Corp	Brooklyn, NY 11235	11/29/2021 Excessive Single Entity Ownership (50%)
NY	59 West 90th Street Owners Corp	New York City, NY 10024	1/20/2018 Single entity > 10% (2 entities own 30% each); Questionable combination of units with unaffiliated apartment building.
NY	601 Tenants Corp	Brooklyn, NY 11235	10/21/2021 Insufficient master insurance. 80% coinsurance.
NY	6384 Saunders Owners Corp	Rego Park, NY 11374	8/19/2019 Single entity > 20% (Sponsor owns 36.59%)
NY	660 St Nicholas Ave	New York, NY 10030	12/10/2020 Financials do not support adequate cash flow to service current operating expenses.
NY	671 Bronx River Road Owners Inc	Yonkers, NY 10704	6/7/2021 Excessive single entity ownership. Financial losses for both 2018 and 2019
NY	7002 Ridge Blvd Owners Corp	Booklyn, NY 11209	10/29/2020 Less than 10% reserves/cash equivalents
NY	7501 Ridge Owners Corp	Brooklyn, NY 11209	10/16/2019 Less than 50% sold/conveyed; Single Entity 64%
NY	80 St Nicholas Avenue HDFC	New York, NY 10026	1/4/2021 Delinquencies over 15%
NY	81st-82nd Street Owners Corp	Jackson Heights, NY 11372	12/14/2020 Single entity over 20%, at 29%
NY	860 Owners Corp	Bronx, NY 10451	11/15/2021 1) U/L mortgage maturing < months (March 1, 2022) and 2) 3 years of consecutive losses also projected for 2020.
NY	880 877 Owners Corp	Brooklyn, NY 11220	5/5/2020 Pooled Master Insurance Policy with unaffiliated Projects
NY	901 Avenue H Owners Corp	Brooklyn, NY 11235	7/21/2021 <50% occupancy & 2020 financial losses Less than 50% sold and conveyed; 2 years of consecutive losses - cash flow not adequate to service current debts and reserves
NY	901 Avenue H. Owners Corp	Brooklyn, NY 11230	10/4/2019 Single Entity Ownership exceeds 20% (47%)
NY	98 Suffolk Street		4/9/2021 Not meeting minimum owner occupancy for building of 50% (47%)
NY	98-100 Suffolk Realty Corp	New York, NY 10002	1/13/2021 Less than 50% Owner Occupancy; Underlying mortgage matures < 6 months; 38% Single Entity Ownership
NY	9902 Owners Corp	Brooklyn, NY 11209	12/3/2020 Single entity over 20%, at 28.67
NY	American Park Cooperative Section 1	Brooklyn, NY 11235	7/9/2021 Active ground lease/unit is in leasehold and flip tax exceeding 5%.
NY	American Park Cooperative Section 1	Brooklyn, NY 11235	7/9/2021 Coop subject to Ground Rent; Flip Tax > 5% (5.14%) Ground Lease
NY	American Park Cooperative Section 1	Brooklyn, NY 11235	7/9/2021
NY	American Park Cooperative Section 1	Brooklyn, NY 11235	7/9/2021 Ground lease/Leasehold properties are ineligible for financing.
NY	American Park Cooperative Section 1	Brooklyn, NY 11235	7/9/2021 Remains ineligible for Leasehold and Flip Tax > 5%
NY	Beacon Hill Bungalow Corp	Port Washington, NY 11050	5/18/2021 Ineligible for insufficient insurance. Coop does not have a master policy in place.
NY	Benson House Inc	Brooklyn, NY 11214	11/8/2017 < 50% of the units are occupied as principle residences
NY	Benson House Inc	Brooklyn, NY 11214	11/8/2017 < 50% Owner Occupancy
NY	Brigham Park Co-Operative Apartments Sec 2	Brooklyn, NY 11229	1/16/2019 Flip Tax exceeds 5% (6.06%)
NY	Brigham Shellbank Cooperative Inc	Brooklyn, NY 11229	12/3/2021 Flip exceeds 5% and coop does not allow for subletting.
NY	Broad Hollow Owners Inc	Amityville, NY 11701	1/25/2021 Project is less than 50% owner occupied
NY	Broad Hollow Owners Inc.	Amityville, NY 11701	3/1/2021 FNMA Waiver declined for Single Entity. Less than 50% owner occupied units.
NY	Cambridge Equities Owners Inc	Jackson Heights, NY 11372	8/10/2021 Excessive SEO. Sponsor owns 45% of shares.
NY	Carroll Gardens Owners Corp	Bronx, NY 10463	4/1/2022 Negative cash flow of 23%.
NY	Carroll Gardens Owners Corp	Bronx, NY 10463	4/1/2022 Negative Cash of 38%
NY	Cashton A.S. Inc	New York, NY 10028	10/19/2021 Excessive single entity ownership. Sponsor owns 42% of shares.
NY	Cathedral Properties Corp	Hempstead, NY 11550	8/10/2017 Single entity > 10%

Co-op Ineligible Log as of 6/1/2022

NY	Chatsworth Realty Corp	New York, NY 10023	7/2/2018	Owner Occupancy < 50%
NY	Chelsea Gardens Owners Corp	New York, NY 10011	12/20/2021	Ineligible for personal injury litigation that cannot be considered minor.
NY	Claridge Owners Inc	Flushing, NY 11354	7/24/2017	Inadequate documentation
NY	Clearview Gardens First through Sixth Corp	Whitestone, NY 11357	3/30/2021	Coop is subject to Ground Lease
NY	Clearview Gardens First through Sixth Corp	Whitestone, NY 11357	3/30/2021	Ground Lease/Rent; No Subletting
NY	Clearview Gardens First through Sixth Corp	Whitestone, NY 11357	3/30/2021	No Subletting; Ground Lease
NY	Clinton Common HDFC	New York, NY 10019	12/4/2020	Limited Equity co-op
NY	Colonial Apt Corp	Brooklyn, NY 11209	2/6/2021	Excessive Single Entity Ownership (25.11%). Single entity in arrears (\$45K).
NY	Congressional Owners Inc	Bronx, NY 10463	7/8/2021	Pending lawsuits cannot be considered minor.
NY	Cornwall Owners Corp		3/18/2019	Outside eligible geographical area - Orange County
NY	Crocheron Tenants Corp	Flushing, NY 11358	7/8/2021	Subletting not permitted. Ineligible with Fannie.
NY	Crystal Brook Park	Mt. Sanai, NY 11766	12/6/2019	Land Coop
NY	Dorie Miller Housing Co Inc	Corona, NY 11368	4/29/2021	2 year consecutive losses > 5% (22%); Underlying Mortgage expires < 6 months.
NY	Dorie Miller Housing Co Inc	Corona, NY 11368	4/29/2021	Cashflow, insufficient reserves, an underlying mortgage that matures in less than 6 months, which foreclosure proceeding were initiated on.
NY	Dorie Miller Housing Co Inc	Corona, NY 11368	4/29/2021	Flip Tax > 5%; Subletting prohibited; 2 years losses; Maturity of blanket mortgage < 6 months.
NY	Dorie Miller Housing Co Inc	Corona, NY 11368	4/29/2021	Inadequate cashflow to service debt obligations (3 years of consecutive losses)
NY	Dorie Miller Housing Co Inc	Corona, NY 11368	4/29/2021	Ineligible due to 2019 financial losses
NY	Edgebrook Cooperative	White Plains NY 10603	8/20/2020	Ground Lease
NY	Edgewater Park	Bronx, NY 10467	1/23/2019	Leasing Cooperative
NY	Eighth Street Owners Corp	New York, NY 10003	5/3/2021	Ground Lease / Leasehold Ownership Reserve balance < 10%; Sponsor owns > 20% of shares; Insufficient funds to cover Budget shortage.
NY	Elmwood Residence	Brooklyn, NY 11230	5/22/2019	
NY	Excelsior 57th Corp	New York, NY 10017	10/12/2017	Co-op is subject to Ground Rent. Pending litigation structural in nature.
NY	First, Second, & Third Beech Hills Corp	Little Neck, NY 11362	5/12/2021	Ground Lease/Leasehold properties are not acceptable to NewRez.
NY	Flovas Realty Corp	Yonkers, NY 10703	4/21/2022	2 year consecutive losses > 5%
NY	Fordham Terrace Apartment Corp	Bronx, NY 10458	3/25/2022	ECBs posing excessive impediments to Coops Fee interest.
NY	Forest View Crescent Inc	Glendale, NY 11385	10/31/2017	Does not meet REO needs - Subletting is prohibited.
NY	Glen Manor Apartments	New Rochelle, NY 10805	8/15/2019	Litigation - Insurance is not covering claim; Potential settlement > 10% of Reserves Fannie - A minus insurance rating on Hamilton Insurance Co. Freddie - Pending litigation not defended by insurance.
NY	Greenwood Arms Cooperative Corp	Howard Beach, NY 11414	2/6/2018	
NY	Greystone in Westchester Cooperative #4 Inc	Yonkers, NY 10703	11/9/2021	Coop subject to ground lease.
NY	Greystone in Westchester Cooperative 4 Inc	Yonkers, NY 10703	1/18/2018	Subletting is prohibited. Unable to verify if land is insured by an acceptable title insurance policy.
NY	Hamilton Cooperative Apartments	Brooklyn, NY 11218	10/14/2019	Coop subject to a Ground Lease
NY	Hampton Court Owners Corp	Kew Gardens, NY 11418	10/8/2018	Litigation - Personal Injury
NY	Harriet Tubman Gardens Apt Corp	New York, NY 10027	12/6/2021	Ineligible for ongoing construction defect litigation vs developer. Single Entity Ownership exceeds 20% (35.07%) - Fannie Declined Waiver
NY	Harrison Gardens Owners	Amityville, NY 11701	7/9/2019	
NY	Harvey Cooperative Gardens Inc	Rego Park, NY 11374	8/27/2021	Ground Lease properties are unacceptable, Inadequate cash flow to service current debt and operating expenses, Proprietary Lease less than term of loan, Flip tax of 10% of gross selling price
NY	Harway Terrace Inc	Brooklyn, NY 11214	5/1/2018	Flip Tax exceeds 5% for this transaction.
NY	Harway Terrace Inc	Brooklyn, NY 11214	5/1/2018	Subletting is prohibited Subletting is prohibited
NY	High Meadow Cooperative No 1 Inc	Ossining, NY 10562	1/5/2018	
NY	Hudson Hills Tenants Corp	Yonkers, NY 10701	10/30/2020	49% Single Entity
NY	Island House Tenants Corp	New York, NY 10044	10/17/2020	ground lease
NY	Jamesport Bay Suites Owners Corp		8/21/2018	Hotel like operation of unsold units
NY	Karen Gardens Apartment Corp	Elmhurst, NY 11373	10/11/2021	Inadequate cashflow to service the current debt and operating expenses. 2020 financials show a 17% loss.
NY	Kings Village Corp	Brooklyn, NY 11234	4/15/2021	Project's financials do not provide for adequate cash flow to service current debt and operating expenses.
NY	Kings Village Corp	Brooklyn, NY 11234	11/8/2018	Flip Tax > 5%
NY	Kings Village Corp	Brooklyn, NY 11234	11/8/2018	Inadequate cashflow (UL Mtg in Forbearance); Insufficient Reserves; Mechanics Lien Owner Occupancy of 50% not met; Single Entity > 20%; Board is not in control.
NY	Kingsway Gardens Apartment Corp	Brooklyn, NY 11235	7/30/2018	
NY	Kinsor Corp	Howard Beach, NY 11414	3/8/2019	Flip Tax > 5% (5.19%); Substantial loss in 2017; No Subletting
NY	Larchmont Owners Corp		11/19/2021	< 50% OO; SEO > 20% (units)
NY	Leiv Eiriksson Plaza Housing Corp	Brooklyn, NY 11220	9/8/2021	Excessive 60 day delinquencies (16.67%) and litigation that cannot be considered minor.
NY	Lenox Arms Cooperative Inc	Brooklyn, NY 11203	5/3/2021	Ineligible due to the coop being subject to a ground lease and having a flip tax of 10%.
NY	Linden Hill No 1 Cooperative Corp	Flushing, NY 11354	10/1/2021	Coop subject to a ground lease.
NY	Lindenwood Village Sec E Cooperative Corp	Howard Beach, NY 11414	1/16/2018	Flip Tax > 5% (5.53%)
NY	Livingston Second HDFC	Dobbs Ferry, NY 10522	2/15/2022	Coop subject to a ground lease and has subletting restrictions.
NY	Livingston Second HDFC	Dobbs Ferry, NY 10522	2/15/2022	Ground Lease
NY	Lofts at New Roc Owners Corp	New Rochelle, NY 10801	10/28/2020	Ground Lease, less than 50% Owner Occupied, Single Entity
NY	Maplewood Gardens Apt. Corp	Rockville Centre, NY 11570	7/2/2021	Sponsor owns more than 40% of shares

Co-op Ineligible Log as of 6/1/2022

NY	Mogul Park Inc	Mohegan Lake, NY 10547	12/1/2020 land co-op/detached
NY	Newport Owners Inc	Forest Hills, NY 11375	8/4/2021 Excessive single entity ownership. Sponsor owns 42.03% of units.
NY	North Broadway Estates Ltd	Yonkers, NY 10701	9/6/2018 Inadequate reserves
NY	North Broadway Owners Corp	Yonkers, NY 10701	3/19/2020 33.57% Single Entity Ownership. Pro-Rate 36.66%
NY	North Shore Towers Apartments Incorporated	Floral Park, NY 11005	8/9/2018 Mandatory membership to Country Club & Ground Lease.
NY	Nostrand Gardens Coop Inc	Brooklyn, NY 11235	8/25/2020 Ground Rent/Leasehold Coop
NY	Nostrand Gardens Co-operative Incorporated	Brooklyn, NY 11235	10/31/2017 Project is subject to ground rent lease.
NY	Nostrand Gardens Inc	Brooklyn, NY 11235	2/18/2022 Coop does not allow for subletting and is subject to a ground lease.
NY	Oakdale Manor Owners	Suffern, NY 10901	4/14/2019 Pro-Rata > 35% (48.16%); Holder of Unsold Shares > 10%; 90% Coinsurance; No Subletting
NY	Oakwood North & South Owners Corp	Forest Hills, NY 11375	4/26/2021 SEO over 20%
NY	Oceanside Cove Redevelopment Corp Owners	Rockville Center, NY 11572	5/8/2019 Limited Equity
NY	Park Knolls Owners Inc	West Harrison, NY 10604	6/3/2021 Litigation where claim amount exceeds 10% of reserves. Cannot consider minor. Excessive Single Entity ownership (33.96%) - Fannie declined request for waiver.
NY	Park Royale Owners Inc	New York, NY 10023	1/28/2021
NY	Park Slope Association	Brooklyn, NY 11220	3/13/2019 Flip Tax > 5% (6% if owned 10 years or less)
NY	Patricia Gardens Owners	Larchmont, NY 10538	3/19/2018 Sponsor owns >10% & Subletting not permitted. Unacceptable collateral - co-op must hold title to the property of the co-op project, including dwelling units. Project ineligible as borrower, not the co-op, owns his or her dwelling unit. This is
NY	Pietsch Gardens	North Salem, NY 10560	4/26/2021 referred to as "land-home" or "land-lease".
NY	Quincy Owners Inc	Mount Vernon, NY 10550	5/7/2021 Single Entity Ownership exceeds 20%
NY	Randall House Owners Corp	New York, NY 10003	4/1/2021 Insufficient crime/fidelity coverage
NY	Renee Owners Inc	Fresh Meadows, NY 11366	8/3/2021 Coop is not 50% owner occupied and sponsor owners 56% of units. Fannie - Carrier rating for insurer Wright National does not meet requirements; Freddie - Blanket Mtg matures within 2 years.
NY	Seaview Terrace Mutual Housing	Longbeach, NY 11561	6/28/2017
NY	Second Beech Hills Corp	Little Neck, NY 11362	12/4/2020 Leasehold / Ground Lease
NY	Sheepshead Terrace	Brooklyn, NY 11235	7/23/2019 Ground Rent; Flip Tax > 5% (\$44 per share or 12% whichever is greater)
NY	Silver Beach Gardens Corp	Bronx, NY 10465	6/16/2021 Land co-op properties are not eligible
NY	Southbridge Towers	New York, NY 10038	3/26/2020 28% Flip Tax; Pending Litigation
NY	Southbridge Towers	New York, NY 10038	3/26/2020 Refinance ineligible at this time due to 28% Flip Tax imposed on 1st sale post reconstitution to private Co-op from Mitchell Lama.
NY	Sunnyside Owners Corp	Sunnyside, NY 11104	7/9/2021 Sponsor owns more than 20% of shares.
NY	Surrey Coop Apartments Inc	Bronx, NY 10469	12/11/2019 Flip Tax > 5%; Pending Litigation
NY	Toost Control Corp	New York, NY 10065	11/22/2017 Non-Occupant Borrower(s); Pro-Rata > 35% (43.45%)
NY	Trump Tower	New York, NY 10022	9/9/2021 Ground lease property
NY	Trump Village Section 4	Brooklyn, NY 11224	11/10/2021 Ongoing litigation over mechanics lien.
NY	Trump Village Section 4	Brooklyn, NY 11224	11/10/2021 Pending litigation for Mechanics Lien
NY	Vail's Grove Cooperative Inc	Brewster NY 10509	10/29/2018 Land Home Coop
NY	Vernon Manor Coop Apts Sec I	Mount Vernon, NY 10552	4/12/2022 Ground Lease
NY	Vernon Manor Coop Apts Sec I	Mount Vernon, NY 10552	4/12/2022 Ground Lease - No Attorney Opinion Letter
NY	Vernon Manor Coop Apts Sec I	Mount Vernon, NY 10552	4/12/2022 Ground Lease and No subletting.
NY	Vernon Manor Coop Apts Sec II	Mount vernon, NY 10552	8/1/2019 Flip tax @ 12% & Ground Lease.
NY	Via Verde Apartment Corp	Bronx, NY 10455	12/9/2020 1. Excessive Pro-Rata (55.22%); 2. Limited Equity Coop (Profit on Sale must be Shared); 3. Pooled Insurance with unaffiliated projects
NY	Vietor Avenue	Elmhurst, NY 11361	3/22/2018 Single Entity > 10%; Cashflow on Unsold Shares unknown; Financial losses in 2016 - impacts other shareholders 14.4%
NY	West Village Housing	New York, NY 10014	5/2/2019 Flip tax is 25%
NY	White Oak Coop Housing	New Rochelle, NY 10801	7/31/2019 Coop subject to ground lease - No attorney opinion letter provided
NY	White Oak Coop Housing, NY	New Rochelle, NY 10801	6/17/2021 Ground Lease/Leasehold property
NY	Whitehall Tenants Corp	Riverdale, NY 10463	10/31/2018 Sponsor owns 51% of units combined. 50% OO presale requirement not met. Single Entity Ownership exceeds 20% - co-op currently owns 24%
NY	Whitman Village HDFC	Huntington Station, NY	5/6/2021 Subletting units is restricted by Lender in event of foreclosure
NY	Xander Corp	Long Beach, NY 11561	7/18/2019 Multiple lawsuits - Insurance maintains reservation of rights.
PA	William Penn House	Philadelphia, PA 19103	11/5/2020 Coop in ineligible geographic location