

THE FEDERAL SAVINGS BANK



Condo Certification Questionnaire

Loan Number			
Applicant Name		Unit Number	

Dear Association Representative:

In order to offer a mortgage to your member, and also for future purchasers in your project, we ask for your assistance. Please help us by completing and returning this form at your earliest convenience. Any officer of your association or management firm may respond. Completion of this form does not create any legal liability on the part of the preparer. This information is presented on behalf of the Home Owner's Association (HOA).

Legal Name of Project	FRENCH QUARTER TOWNHOMES				
HOA IRS TAX ID Number	74-6257290				
Address	7515 BELLERIVE				
City, State, Zip	HOUSTON	State	TEXAS	Zip Code	77036

1. The project is a (circle all appropriate): Condominium **OR** PUD (Planned Unit Development) **OR** Cooperative **OR** Manufactured Housing Project **OR** Timeshare/Segmented ownership

2. Are all common elements, units, and facilities complete? Yes No
 If no, are all the common elements, units, and recreational facilities associated with the subject phase complete? Yes No

3. Is the project subject to additional phasing or add-ons? Yes No
 If yes, number of additional units to be built: _____

4. Is the project a conversion of an existing building? Yes No
 If yes, year converted? _____
 Gut-rehab or non-gut rehab? _____
 Original use? _____

<u>5. Unit Breakdown</u>	<u>Entire Project</u>	<u>Subject Legal Phase</u>
Total number of units	19	_____
Number of units conveyed (closed)	19	_____
Number of units under contract (resales count as sold)	0	_____
Number of units not conveyed nor under contract	0	_____
<u>Occupancy Breakdown</u>		
<i>(If not 90% sold and conveyed include units under contract)</i>		
Number of owner-occupied units	10	_____
Number of 2nd home units	0	_____
Number of investor units	9	_____

6. Has control of the HOA been transferred from the developer to the unit owners? Yes No
 If yes, please provide the approximate date, if no, please provide the approximate anticipated date of turnover: 1967
7. When/If the project is turned over, will the developer retain any ownership in the project other than the unsold units? Yes No
 If yes, describe what the developer will retain and how it will be used.
8. If the developer is still in control of the project, are they responsible for the assessment on unsold units (answer N/A if developer no longer has unsold units)? Yes No N/A
9. Is the project an Artists in Residents (AIR) or a Live Work Project? Yes No
10. Is this an "Own Your Own" project (gives the borrowers the right to occupy a given unit instead of actual ownership)? Yes No
11. Does any entity or person own more than one unit or have a contract to purchase more than 1 unit? Yes No
 If yes, list who and how many each own: OSCAR SALEH - 5 UNITS ERIKA RIVERA - 4 UNITS
 If yes, is the single entity/person the developer? Yes No
 How many single entity/developer/sponsor owned units are vacant? 0
 How many single entity/developer/sponsor owned units are rented? 9
 Are they rent stabilized/rent controlled/mixed-income housing units? Yes No If yes, how many total? _____
12. Are there any pending or levied special assessments? Yes No
 If yes, explain the work needed to be completed, the total \$ amount due, the \$ due for the subject unit.
13. Is the HOA and/or management company aware of any conditions or deferred maintenance within the project that may negatively impact the safety, structural soundness, habitability, or functional use of any individual unit or the project as a whole? Yes No
14. Is the HOA involved in any litigation, arbitration, mediation, or other dispute resolution process? Yes No
If yes, an attorney opinion letter and copies of all filed complaints or lawsuits are required
15. Does the project have any deed or resale restrictions that restrict the owner's ability to occupy the unit or transfer title freely?
 Yes No
 If yes, please explain what restrictions exist.
16. Does the project have any non-incidental business operations (**owned or operated by the HOA**) such as, but not limited to, a restaurant, a spa, a health club, or a rental unit? Yes No
 If yes, what percent of square footage does the non-incidental business represent? _____
17. Is the project an investment security project (projects that have documents on file with the Securities and Exchange Commission, or projects where unit ownership is characterized or promoted as an investment opportunity)? Yes No
18. Does the project include any multi-dwelling units (multiple units on a single deed or mortgage)? Yes No
19. No. of units 60 days delinquent on their HOA assessments: 0

20. Current amount of funds held in the reserve account: _____
Current amount of funds held in the operating account: _____
Current total amount of cash-on-hand for the HOA: \$ 7141.71

21. Are the recreational amenities or common areas **owned by** and for the sole use of the unit owners/HOA? ~~Yes~~ **No** N/A
If recreation amenities or common areas are leased to the HOA, please provide the lease agreement.

22. Are the units held in fee simple or leasehold (circle one)? **Fee Simple** Leasehold

23. If a unit is taken over in foreclosure of deed-in-lieu, is the mortgagee responsible for > 6 months' worth of prior delinquent HOA dues/assessments? Yes **No**
If yes, does the project's legal documents comply with the project's state specific condo act regarding the mortgagee's responsibility for prior delinquent HOA dues? Yes No

24. Have there been any changes or amendments made to the project's documents (Decs, Bylaws, or Articles)? Yes **No**
If yes, please provide the changed document

25. Does the property operate as a resort hotel; renting units on a daily basis? Yes **No**

26. Please circle any applicable services:

- | | | |
|----------------------|----------------------------|--------------------|
| Central phone system | Check-in rental desk | Daily maid service |
| Furnished units | Porters or luggage service | |

27. Is there a hotel at the same address or within the condo project? Yes **No**

28. Does the project have mandatory upfront or periodic membership fees for the use of recreational amenities that are not owned exclusively by the HOA or the master association to which it belongs? Yes **No**

29. Do any of these characteristics apply?
- a. The project is considered a timeshare or permits fractional or segmented ownership Yes **No**
 - b. The HOA is licensed as a hotel, motel, resort or hospitality entity Yes **No**
 - c. The HOA or project's legal documents restrict owner's ability to occupy the unit during any part of the year Yes **No**
 - d. The HOA or project's legal documents require owners to make their unit available for rental pooling Yes **No**
 - e. The HOA has a rental registration website for rentals of units on a daily or short-term basis Yes **No**
 - f. The HOA or the project's legal documents require unit owners to share profits from the rental of units with the HOA or management company Yes **No**

30. Is the project part of a mixed use building or on a parcel of land with non-residential space (contains both commercial & residential)?
Yes **No**

If yes, is the non-residential space part of the association? Yes No

If there is non-residential space, **regardless if it is part of the association or not**, please provide commercial space square footage _____, total building/project square footage _____, and current use of commercial space _____

31. Is the project an assisted living community providing meals or medical care? Yes **No**

32. Which of the following controls does the Condominium Association have in place?

(check all that apply)

_____ Separate bank accounts are maintained for the working account and the reserve account, each with appropriate access controls and the bank in which funds are deposited sends copies of the monthly bank statements directly to the HOA.

_____ The Management Agent/HOA maintains separate records and bank accounts for each Condo that uses its services, & the Managing Agent/HOA does not have the authority to draw checks on or transfer funds from the reserve account.

_____ Two members of the condo Board, HOA, Board of Directors must sign any checks written on the reserve account.

X None

33. Does an outside, professional management firm manage the project? Yes No

If yes, please provide contact information:

Name of Company: _____ Primary Contact: _____

Address: _____ Phone: _____

The undersigned hereby certifies that to the best of their knowledge and belief, the information and statements contained on this form and any attachments are true and correct. The undersigned further represents they are authorized by the Homeowners Association's Board of Directors and/or the Managing Agent to provide this information on behalf of the Association.

Signature

Name
 STACEY LAMPP

Phone/Email
 281-947-2353 FRENCHQUARTERTOWNHOMES@GMAIL.COM

Position/Title
 SECRETARY

Date
 09/08/2022

THE FEDERAL SAVINGS BANK RESERVES THE RIGHT TO REQUEST ADDITIONAL DOCUMENTATION AT ANY TIME DURING THE REVIEW PROCESS