



EDGE CONDO QUESTIONNAIRE

Condo Project Name:		
Subject Property Address:		Unit #:
City:	State:	Zip:

Condo Questionnaire – To be completed by Authorized Representative of the HOA

Is the Condo warrantable?	Yes	No
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If Condo is Non-Warrantable, state reasons below:

Is the project legally classified as a Condo or PUD?	Condo	PUD
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Section 1 – Completion and Sales Information

What is this units/projects HOA Fees?	
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What is the total number of units in the entire project?	
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What is the total number of units sold in the entire project?	
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How many total legal phases are in the project?	
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Is the project subject to any additional phasing or annexation?	Yes	No
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Are all phases complete including facilities/common areas/limited common elements? Describe any incomplete areas(attach additional page(s) as needed):	Yes	No
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Are the unit Owner's in control of the Home Owner's Association?	Yes	No
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Date the unit Owner's took control of the Home Owner's Association	
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Total number of units in the entire project that are occupied as a Primary Residence	
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Total number of units in the entire project that are occupied as a 2nd Homes	
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Total number of units in the entire project that are Tenant Occupied	
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Are any owners multiple unit owners?	Yes	No
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If yes, provide a complete breakdown of all multiple unit owners AND number of units owned by each(attach additional page(s) as needed):

Section 2 – Subject Phase (Required ONLY if the project consists of more than one phase)

Which phase # is the subject property or specific unit located in?	
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What is the total number of units in the SUBJECT's phase?	
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What is the total number of units sold in the SUBJECT's phase?		
Total number of units in the SUBJECT's phase that are occupied as Primary Residence		
Total number of units in the SUBJECT's phase that are occupied as 2nd Homes		
Total number of units in the SUBJECT's phase that are Tenant Occupied		
Section 3 – Project Characteristics & Amenities		
Does the subject allow short term rentals?	Yes	No
If yes, does the project have on-site registration/Check-in Desk, cleaning/maid service?	Yes	No
Is there manufactured housing, timeshare/segmented ownership, units in this project?	Yes	No
Does the project contain one or more units with less than 400 square feet of space?	Yes	No
What PERCENTAGE of the total square footage of the project is used for non-residential or commercial purposes?		
Does the HOA own, operate or lease space to any business located inside the project?	Yes	No
If yes, describe:		
Do any unit owners hold title to >1 unit that have been combined into a single living unit?	Yes	No
If yes, were the project's governing documents amended to allocate unit assessments and real estate taxes as one single unit?		
Is the project on leased land? If yes-please attach a copy of the executed lease agreement.	Yes	No
Are the units separately metered for electricity and gas?	Yes	No
Do the unit owners have sole interest in and rights to the use of all recreational facilities, common areas and limited common elements?	Yes	No
If yes, are these common facilities owned solely by the project's HOA or Master Association?		
Are owners required to purchase mandatory memberships (golf, social or recreational facilities) owned by any outside party?	Yes	No
If yes, describe in detail below the financial obligation (Upfront and/or annual fees) associated with this mandatory membership.		
Section 4 - Legal/Financial Information		
Provide the number of unit owners that are 30 days or more delinquent in their unit dues/assessments		
Is the HOA subject to current OR pending litigation with anyone for any reason (regardless of being named plaintiff or defendant)?	Yes	No
If yes, describe in detail below (Include nature of litigation, dollar amount and if insurance carrier has been engaged. (Please attach any available documentation regarding litigation):		

Are any special assessments planned in the next year?	Yes	No
If yes, provide below purpose of special assessment and approximate dollar amount to be collected and available payment plans		
Have there been any special assessments in the past 12 months?	Yes	No
If yes, describe in the space below the purpose of the special assessment along with the total dollar amount and the number of unit owners that have paid the assessment and how many unit owners' assessment remain unpaid.		
Current amount in the replacement reserve account (NOT the operating account)?		
Is the reserve account kept separately from the operating account?	Yes	No
Are dual signatures required for check writing?	Yes	No
Does any zoning regulation prohibit or restrict the reconstruction of the project if damaged or destroyed by fire or other casualty?	Yes	No

Section 5 - Legal/Financial Information

Carrier or Agent Name:		
Carrier or Agent Phone Number:		
Please complete the applicable Policy Numbers below.		
Hazard Insurance:		
Liability Insurance:		
Fidelity Insurance:		
Flood Insurance:		
Does the Master Hazard/Dwelling policy cover the interior of the units (including walls, flooring, & cabinetry)?	Yes	No
Does the Master Hazard/Dwelling policy cover Betterments & Improvements?	Yes	No

Section 6 – Certification of Information

Date Completed:
Contact Phone #:
Contact Email Address:
Name of Authorized HOA Representative:
Signature of Authorized HOA Representative: