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92122
(P) 888-833-0555

CO-OP QUESTIONNAIRE

To Managing Agent/Cooperative Board Member:
The applicant listed below has applied to Axos Bank™ for financing secured by the referenced cooperative shares.

As a part of the approval process, we must evaluate certain pertinent information about the coop project. Please have an officer of the Cooperative Board or Management Agent complete this questionnaire and return it along with the documentation requested herein to my attention at the above address:

Applicant's Name: \_\_\_\_\_ Our Application #: \_\_\_\_\_
Co-op Address: \_\_\_\_\_ Unit # \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_
Project Name: \_\_\_\_\_

GENERAL PROJECT INFORMATION

1. Ownership Breakdown:

- a) \_\_\_\_\_ Total # Unsold / Sponsor Owned Units (or units owned by holders of unsold shares).
b) \_\_\_\_\_ Total # Sold\* units (Include unsold units which are in contract to be sold)

Breakdown of Sold Units:

\_\_\_\_\_ Total # of Principal Residence Units
\_\_\_\_\_ Total # of Second Home Units
\_\_\_\_\_ Total # of Investor/Sublet Units
\_\_\_\_\_ Total # of Units owned by Co-op Corporation
\_\_\_\_\_ Total # of Units in Co-op Project (a+b)

- 2. Total Shares Project: \_\_\_\_\_ Total Shares Subject unit: \_\_\_\_\_
3. Proprietary Lease Expiration Date: \_\_\_\_\_
4. Does any individual or entity, other than the sponsor, own more than ten percent (10%) of the total units in the project? [ ] Yes [ ] No
4. Is any space within the project designated for commercial/non-residential use? [ ] Yes [ ] No
If yes, approximately what percentage? \_\_\_\_\_
5. Are there any land use agreements or is the coop subject to a leasehold (Ground Lease)? [ ] Yes [ ] No
(If yes, please provide Ground lease for Review.)
6. How many shareholders are delinquent more than thirty (30) days in their maintenance fees? \_\_\_\_\_
7. Does the co-op impose a Stock Transfer Tax (Flip Tax) upon the sale of units? [ ] Yes [ ] No
If yes, what is the method of calculation or percent charged to the Seller: \_\_\_\_\_
8. Is a Lender exempt from the Flip Tax if the lender acquires a unit's shares? [ ] Yes [ ] No
9. Who controls the Cooperative Board? [ ] Tenant-Shareholders [ ] Sponsor (until when? \_\_\_\_\_)
10. Date of last Amendment Filed: \_\_\_\_/\_\_\_\_/\_\_\_\_ (Amendment # \_\_\_\_\_)
11. Does the cooperative receive any tax/assessment abatements? [ ] Yes [ ] No
If yes, type: \_\_\_\_\_ Expiration: \_\_\_\_/\_\_\_\_/\_\_\_\_
12. Are there any mechanic's liens filed against the subject property? [ ] Yes [ ] No

If yes, type: \_\_\_\_\_ Expiration: \_\_\_\_/\_\_\_\_/\_\_\_\_

13. Maximum Unit Financing Allowed (LTV%): \_\_\_\_\_
14. A Does Co-op accept Aztec Recognition Forms?  Yes  No
14. B How many months reserves is the lender responsible for in the event of a foreclosure \_\_\_\_\_  
If a unit is taken over in foreclosures or deed-in-lieu, is the mortgagee responsible for delinquent HOA dues  Yes  
 No. If yes, are they responsible for \_\_\_\_0-6 months or \_\_\_\_7 + months.
15. Coop Board President: \_\_\_\_\_ Phone: \_\_\_\_\_  
Coop Board Treasurer: \_\_\_\_\_ Phone: \_\_\_\_\_

#### SPONSOR/HOLDER OF UNSOLD SHARES INFORMATION

16. Sponsor's Name: \_\_\_\_\_  
Contact: \_\_\_\_\_ Phone: \_\_\_\_\_
17. Total Number of Shares held by the Sponsor? \_\_\_\_\_
18. Are the maintenance fees for unsold shares current?  Yes  No  
If no, \$ \_\_\_\_\_ in arrears.
19. Sponsor's monthly rental income: \$ \_\_\_\_\_. Sponsor's monthly maintenance fees: \$ \_\_\_\_\_
20. Have there been assessments or reductions in reserves due to the sponsor's failure to pay maintenance fees? If yes, \$ \_\_\_\_\_  Yes  No

#### UNDERLYING MORTGAGE INFORMATION

20. Name of Lender: \_\_\_\_\_ Monthly Payment \$ \_\_\_\_\_  
Mortgage Balance: \$ \_\_\_\_\_ Maturity Date: \_\_\_\_\_  
Interest Rate: \_\_\_\_\_ % Is this a Fixed Rate or an Adjustable? \_\_\_\_\_  
If adjustable, what is the lifetime cap?: \_\_\_\_\_ Date mortgage was obtained/closed (If available): \_\_\_\_\_  
Prepayment Penalty Details (If available): \_\_\_\_\_
21. Have the interest rate or repayment terms of the underlying mortgage been modified or otherwise extended?  
 Yes  No If yes, explain: \_\_\_\_\_
22. Are payments on the underlying mortgage current?  Yes  No  
If No, \$ \_\_\_\_\_ in arrears

#### MANAGEMENT AGENT AND INSURANCE INFORMATION

23. Is the project managed by a professional management company?  Yes  No  
Company Name: \_\_\_\_\_  
Contact: \_\_\_\_\_ Title: \_\_\_\_\_  
Address: \_\_\_\_\_ Tele#: \_\_\_\_\_
24. Is the building covered for its replacement cost or maximum allowable coverage for hazard, liability, and flood (if applicable) insurance protection and fidelity bond coverage? (Please attach copy of insurance certificate and schedule of coverage's)  Yes  No  
Name of Insurance Company: \_\_\_\_\_  
Name of Agent: \_\_\_\_\_ Tele#: \_\_\_\_\_

Please provide copies of the following documents along with this completed questionnaire:

- Two most recent years Financial Statements  Current Budget  
 Most recent NYS Attorney General's Disclosure (If applicable)  Certificate of Insurance

I, the undersigned, certify that to the best of my knowledge and belief, the information and statements contained on this form and any attachments are true and correct.

Signature: \_\_\_\_\_ Name/Title: \_\_\_\_\_  
Telephone #: \_\_\_\_\_ Date: \_\_\_\_\_