

REQUEST

LENDER NAME Cascade Home Lending	CONTACT NAME Morgan Riley	LENDER PHONE (206) 555-0117
LENDER FAX (206) 555-0118	LENDER ADDRESS 800 Fifth Avenue, Suite 2100, Seattle, WA 98104	LENDER EMAIL mriley@cascadelending.com
PROPERTY ADDRESS 742 Alder Court, Snohomish, WA 98290	LOAN / FILE NUMBER L-2026-4471	ESTIMATED CLOSING September 15, 2026
NEEDED BY September 5, 2026		

PROJECT

PROJECT LEGAL NAME Acme Community Association	PROJECT PHYSICAL ADDRESS 700 Alder Court, Snohomish, WA 98290	HOA NAME (IF DIFFERENT) Same as project legal name
HOA TAX ID 91-1234567	PROJECT TYPE Condominium Association (COA)	MASTER OR UMBRELLA ASSOCIATION None
HOTEL / RESORT ACTIVITIES No	RENTAL-POOLING ARRANGEMENTS No	OCCUPANCY RESTRICTIONS No
DEED / RESALE RESTRICTIONS No	MANUFACTURED HOMES No	MANDATORY FEE-BASED MEMBERSHIPS No
NON-INCIDENTAL BUSINESS INCOME No	SUPPORTIVE / CONTINUING CARE No	TIMESHARE / FRACTIONAL OWNERSHIP No
YEAR BUILT 1998	UNDERLYING GROUND LEASE No	NUMBER OF BUILDINGS 6
NUMBER OF STORIES 3		

MANAGEMENT

HOA MANAGEMENT COMPANY NAME Acme Community Management	HOA MANAGEMENT ADDRESS 1200 Market Street, Suite 400, Everett, WA 98201	MANAGEMENT COMPANY TAX ID Not stated
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COMPLETION

100% COMPLETE Yes	DEVELOPER CONTROL TRANSFERRED TO UNIT OWNERS Yes	DATE TRANSFERRED June 30, 2019
ESTIMATED TRANSFER DATE January 15, 2027		

NEWLY CONVERTED OR REHABILITATED PROJECT INFORMATION

CONVERSION OF A NON-RESIDENTIAL
STRUCTURE WITHIN 3 YEARS

No

FINANCIAL INFORMATION

REGULAR ASSESSMENT \$495.00 Monthly	UNIT OWNERS 60+ DAYS DELINQUENT 1	MORTGAGEE PAYS DELINQUENT ASSESSMENTS ON FORECLOSURE Yes
MORTGAGEE RESPONSIBILITY DURATION 1 to 6 months	ACTIVE OR PENDING LITIGATION No	TOTAL CURRENT RESERVE BALANCES \$145,000.00
RESERVES AT LEAST 10% OF BUDGET Yes	CURRENT SPECIAL ASSESSMENTS Yes	PLANNED SPECIAL ASSESSMENTS No
LOANS FOR IMPROVEMENTS OR DEFERRED MAINTENANCE No		

OWNERSHIP AND OTHER INFORMATION

UNIT TOTALS	ENTIRE PROJECT	SUBJECT LEGAL PHASE
Total Units	48	Not applicable
Units Sold and Closed	48	Not applicable
Units Under Bona Fide Sales Contracts	1	Not applicable
Sold and Closed or Under Contract to Owner-Occupants	35	Not applicable
Sold and Closed or Under Contract to Second-Home Owners	4	Not applicable
Sold and Closed or Under Contract to Investor Owners	9	Not applicable
Units Rented by Developer, Sponsor, or Converter	0	Not applicable
Units Owned by the HOA	0	Not applicable

MORE THAN ONE UNIT OWNED BY ONE ENTITY No	SOLE OWNERSHIP AND USE OF AMENITIES BY UNIT OWNERS Yes	RIGHT OF FIRST REFUSAL No
NON-RESIDENTIAL OR COMMERCIAL SPACE No	TOTAL COMMERCIAL SQ FT, SEPARATE FROM RESIDENTIAL HOA Not stated	

INSURANCE INFORMATION AND FINANCIAL CONTROLS

UNITS OR COMMON ELEMENTS IN A FLOOD ZONE No	SEPARATE OPERATING AND RESERVE ACCOUNTS Yes	ACCESS CONTROLS ON EACH ACCOUNT Yes
BANK STATEMENTS SENT DIRECTLY TO THE HOA Yes	TWO BOARD SIGNATURES ON RESERVE CHECKS Yes	MANAGER KEEPS SEPARATE ACCOUNTS PER HOA Yes
MANAGER CANNOT DRAW ON RESERVES		

Yes

INSURANCE	AGENT NAME	PHONE	POLICY NUMBER
Hazard	Jamie Rowe	(360) 555-0142	CPP-88410
Liability	Cascade Insurance Group	(360) 555-0142	CPP-88410-L
Fidelity	Cascade Insurance Group	(360) 555-0142	FID-2210
Flood	Not stated	Not stated	Not stated

BUILDING SAFETY, SOUNDNESS, STRUCTURAL INTEGRITY, AND HABITABILITY

LAST BUILDING INSPECTION	INSPECTION FINDINGS	KNOWN DEFICIENCIES
June 10, 2025	No	No
OUTSTANDING JURISDICTIONAL VIOLATIONS	VIOLATIONS ANTICIPATED	DEFERRED MAINTENANCE FUNDING PLAN
No	No	Yes
DEFERRED MAINTENANCE SCHEDULE	RESERVE STUDY WITHIN 3 YEARS	
Yes	Yes	

The deferred maintenance funding plan or schedule is attached to the back of this questionnaire.

ADDITIONAL COMMENTS

None

This questionnaire is completed by Acme Community Management as managing agent for Acme Community Association from the association's records as of the issue date, for use in mortgage underwriting for the property identified above.

Jordan Manager

SIGNATURE · SIGNED AUGUST 24, 2026

Jordan Manager, Community Manager

Acme Community Management

1200 Market Street, Suite 400, Everett, WA 98201

(425) 555-0184

jordan@acmecm.com

Completed Sample