



FirstService Residential California
 15241 Laguna Canyon Road
 Irvine, CA 92618
 (800) 428-5588



Uniform Mortgage Questionnaire

CA-A00000

PLEASE NOTE: This Uniform Mortgage Questionnaire has been developed by FirstService Residential, the largest manager of private residential communities in North America, to provide all relevant financial disclosures and summary information required for transactions involving the community named below.

Association Name: **Union Square at Broadway Homeowners Association**
 Property Address: **1480 Broadway, San Diego, CA 92101**
 Borrower Name(s):

A) General Information

1. The named Association is a: **Condominium**
 Date of incorporation: **05/15/2003**
 Federal tax ID: **20-0159102**
 Date of 1st Close of Escrow: **08/2003**
2. Was the Association created by the conversion of an existing building? **No**
 If yes, please indicate:
 Conversion completed: **N/A**
 Year converted: **N/A**
 Type of original use: **N/A**
 Date originally built: **N/A**
 Was conversion a gut rehabilitation: **N/A**
3. Are all units, common areas, and facilities within the Association 100% complete? **Yes**
 If yes, date completed: **09/2004**
 If no, describe any incomplete item(s): **N/A**
4. Can the Association be expanded beyond its current size? **No**
 If yes, number of units at build out: **N/A**
5. Describe the Association's units (garden/flat, midrise, high-rise, townhome, detached, etc.). **Mid-rise**
 Are the units attached or detached? **See Your Appraisal Report**
6. The common amenities include:

Pool(s):	N/A	Tot Lot(s):	N/A	Sport Court(s):	N/A
Spa(s):	1	Clubhouse(s):	1	Landscaping:	yes
Park(s):	N/A	Gate(s):	1	Street / Drives:	yes

 Other: **Elevators, Sauna, BBQ Area**
7. Are recreational facilities owned or leased? **Owned by the Association**
8. Do the unit owners have sole interest in and rights to the use of all facilities and common areas? **Yes**
9. Does the Association contain any of the following:
 Manufactured homes: **No**
 Houseboats: **No**
 Timeshare / segmented ownership: **No**
 1 to 4 unit dwellings that represent security for a single mortgage or deed: **No**
10. Is the Association any of the following:
 Condominium Hotel: **No**
 Assisted Living Community: **No**
 Are there any Age Restricted units within the Association: **No**
 A legal but non-conforming use of land: **No**
11. Does the Association permit or participate in any of the following:
 Permit ownership of 2 or more units under the same master deed or mortgage: **No**
 Participate in mixed use development which may include retail/commercial components: **No**
 Participate in any land use agreements with other developments not controlled by the Association: **No**



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B) Occupancy Information

12. Describe owner occupancy ratio, unit sales, phases, and/or incomplete units:

- Total Annexed Units: **##**
- Total Units Developer Owned: **##**
- Total Homeowners Receiving Billings On-Site: **##**
- Total Homeowner Receiving Billings Off-Site: **##**
- Total Units Planned (if project incomplete): **##**

This information represents the entire Association. FirstService Residential California does not have phasing information. Please be advised that we do not have specific information with regard to the owner-occupancy ratio of this Association. By law, the owners are not required to report to the Association the occupancy status of their units. Therefore, we can only provide information as to whether or not the individual homeowners have requested their assessment billing mailed to an off-site address. We do not conclude that this is an indicator of the number of rental units within the Association.

Any entity requiring additional verification of status of owner occupants vs. non-owner occupants within the referenced Association should refer to the public records of the County Tax Assessor, or other public data sources (such as Data Quick, TRW/Experian, etc.).

FirstService Residential California does not market this Association, and therefore cannot verify what, if any units are under contract to be sold.

13. Describe investor ownership:

Own more than 10% of total: **No (except for the Developer/Builder during construction periods)**

Neither the Association nor FirstService Residential California are required by law to tabulate or track multiple units owned by individual or entity. Therefore, it is not possible to answer questions or surmise if there are multiple units owned by one entity.

Any entity requiring additional verification of the status of owner occupants vs. non-owner occupants within the referenced Association should refer to the public records of the County Tax Assessor, or other public data sources (such as Data Quick, TRW/Experian, etc.).

14. Is the Association legally phased? **Yes**

If yes, provide the number of phases: **3**

Is the Association subject to future phasing or annexation? **No**

15. Are there any governmentally regulated low-moderate-income housing units in the Association? **No**

If yes, how many units? **N/A**

16. Are there any commercial units? **No**

If yes, number of commercial units: **N/A**

If yes, title to the commercial units is retained by: **N/A**

If yes, describe the commercial / non-residential units: **N/A**

If yes, provide total square footage for all commercial / non-residential units: **N/A**

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C) Litigation Information

17. Is the Association currently party to any type of litigation? **No**

The following is not intended to suggest that there is or is not active or pending litigation within the association.

You are advised that there are often delays in the preparation of litigation disclosures by associations. They arise due to the delay that occurs from the time a lawsuit is filed against an association until the time it is served on the association, and until a written litigation disclosure is prepared by legal counsel representing an association, and thereafter is made available by an association's board of directors. Once a disclosure on a case is prepared, it is to be regarded as a general notice of certain non-confidential and non-privileged matters in connection with the disclosed litigation as of the date that such disclosure was prepared. In addition, such a disclosure is not an exhaustive discussion of the facts of a case nor is it a prediction of the outcome of it, or an analysis of the financial effect it might have on the association. Therefore should you desire more information about any case, or want to know whether cases that may not as yet be the subject of a written disclosure to members and prospective buyers have been filed against the association, all of the pleadings of a case are public records, and unless sealed by an order of the Court, the file may be viewed and copies may be obtained from the office of the Clerk of the Court in the County where the association is located, which is the County where a lawsuit against an association is usually filed.

D) Title Information

18. How is the title to the units held? **Fee Simple**

19. Are there any recreational or land leases in the Association? **No**

If yes, explain: **N/A**

20. Do the unit owners have sole ownership interest in the Association's facilities? **Yes**

21. Are there restrictions on a sale which would limit the free transferability of title (i.e. age restriction, right of first refusal, etc)? **Refer to the Association's Conditions, Covenants, and Restriction's (CC&R's).**

Information regarding whether or not there are any adverse environmental factors affecting the project as a whole or as individual units must be obtained from the Natural Hazard Disclosure Statement which should be obtained from the realtor.

22. Is the lender liable for owing more than six months of the units unpaid assessments that accrued prior to foreclosure? **No**

E) Rental Information

23. Does the Association manage the leasing or rental of units? **No**

24. Is there a rental service for leasing units? **No**

If yes, is the rental service participation voluntary or mandatory? **N/A**

25. Does the Association provide a cleaning service for leased or rental units? **No**

26. Does the Association have an on-site rental desk, food service, or phone system? **No**

27. Are day/night or short-term rentals permitted? **No**

28. Are there any rental restrictions for the Association? **Refer to the Association's Conditions, Covenants and Restrictions (CC&R's)**



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F) Control Transfer Information

29. Has voting control of the Board of Directors been turned over from the builder and/or developer? **Yes**
If yes, date of transfer: **10/2003**

G) Budget / Financial Information

30. Are the unit assessments/common charges the same or not the same for all units? **Variable**
ASSESSMENT is \$###.## for this unit and is due Monthly.
31. Are there any approved special assessments? **No**
32. Are all the units separately metered for all utilities? **Yes**
If not metered separately, are plans in place to install separate meters? **N/A**
33. The Association's fiscal year ends on: **April**
34. How many budget cycles have occurred since transfer of control from the developer? **Refer to date of turnover and multiply by one budget per year.**
35. What is the current amount in the replacement reserve account? **\$###.##**
Does the budget include a 5% reserve? **Refer to the Budget Package and Financial Audit**
Total budget for this year: **Refer to the Budget Package**

Adequacy of the Association's reserves and of the annual budget to meet operating expenses may be determined by referring to the Budget Package and Year-End Financial Audit / Review prepared in accordance with Civil Codes § 4525. These documents are provided to the homeowner annually. In the event the homeowner is unable to provide these documents; you can request them from FirstService Residential California at an additional charge.

36. Does the Association or Management Company maintain separate accounts for the operating expenses and reserve accounts? **Yes**
37. Does the Management Company have the authority to release funds from the operating account or to, draw checks on, or to transfer funds from the reserve account of the Association? **FirstService California has joint authority with the Board of Directors over the Association's operating funds. Two or more signatures are required to release funds from the OPERATING account. Two or more Board Member signatures are required to issue checks/disbursements, or to transfer funds from the Association's RESERVE accounts.**
38. Does the Association have any outstanding loans? **No**
39. How many unit owners are 31 days or more delinquent in their unit assessment fees? **##**
What is the total amount of outstanding delinquent charges? **\$###.##**
40. Are monthly bank account statements being sent directly to the Association? **Yes**
Are separate records and bank accounts maintained for each association using the management group's service? **Yes**



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H) Management Information

41. The project is: **Managed by a Management Firm**
Provide the following management contact information:
Company: **FirstService Residential California**
Company Address: **15241 Laguna Canyon Road Irvine, CA 92618**
42. What is the length of the current management contract? **No expiration.**
What is the expiration date of the current management contract? **N/A**
Does the management contract provide for termination without cause on 90 days or less written notice? **Yes**
43. If a management firm manages the Association, is it related to the developer? **No**
44. Does the Management Company have fidelity / Employee Dishonesty insurance? **Yes**
If yes, the amount of coverage is: **\$10,000,000.00**

I) Master / Umbrella Association Information

45. Is the Association subject to a Master or Umbrella Association? **No**
Is this the Master Association? **N/A**
If yes, what is the name of the master Association: **N/A**
Recreational amenities: **If applicable, contact the Management Company for the Master Association.**
Recurring assessment amount: **If applicable, contact the Management Company for the Master Association.**
Recurring assessment frequency: **If applicable, contact the Management Company for the Master Association.**
Date in which control of Master Association was turned over from the builder: **If applicable, contact the Management Company for the Master Association.**

J) Insurance Information

46. Provide the following information regarding the Association's insurance carrier:
Name: **Michael Abdou**
Phone Number: **619-293-7779**

For additional information, refer to the Association's Insurance Dec Page or contact the carrier directly.

Pursuant to this Association's CC&Rs, this Association is required to maintain certain policies of insurance, which include, but may not be limited to: Hazard and Liability of the common areas, Directors and Officers liability, and Fidelity/Employee Dishonesty insurance/bond. This Association is required to maintain the insurance coverage(s) at the required minimums pursuant to law and/or the Association Declarations of Restrictions (CC&Rs). Verification of all Association insurance coverage's, requests for declarations, certificates, and loss-payee endorsements, can be acquired through this Association's insurance agent.

K) Fannie Mae Information

47. Does the subject property have an unexpired Fannie Mae PERS Approval? **Unknown**
Date of approval: **N/A**
Date of expiration: **N/A**



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L) Legal Information

Certain information in this Association's governing documents may be subject to certain legal interpretations. Additionally, the Association and FirstService Residential California (the property management company for the Association) are not privy to the knowledge of the type of loan transaction that is to be recorded against or that may encumber the property in question (i.e. first mortgage, a second or third, a line of credit, etc.).

Therefore, to verify such things as, including but not limited to, an arbitration clause, voting requirements for changes/amendments to the CC&Rs, the mortgage lender's lien position to the Association's lien, conformance with the Uniform Condo Act or the Uniform Common Interest Ownership Act, and other "restrictive covenants" or conditions that may be of interest to a Lender, please refer directly to this Association's Covenants, Conditions and Restrictions, which are a recorded document against the title to the property and are of public record.

After the Lender has reviewed these documents, the Lender can then make its own determination as to whether or not this Association's governing documents have been established to conform to specific laws, and if said recorded governing documents meet the lenders own project approval criteria.

M) Documents

If you require any of the following documents, be advised of the additional charge(s). You may request documents online, please visit the FirstService Residential California website at www.fsresidential.com/california. Click on "Order Documents & Certificates" and follow the instructions to be directed to our new ordering site.

CC&Rs	\$40.00	Board Minutes (12 months as available)	\$72.00
Bylaws	\$25.00	Articles of Incorporation	\$5.00
Operating Rules / Association Policies	\$25.00	Financial Audit / Review	\$35.00
Annual Budget Package	\$35.00	Insurance Dec Page	\$15.00
Mgmt Liability Certificate	\$15.00		

The foregoing information is subject to frequent updates, and without notice to the entity receiving this information. Any update needed must be requested in writing. Updates will be subject to FirstService Residential California standard processing fees.

Should this form be insufficient for the needs of the lender/mortgage company, and the lenders own form is required, the requesting party will be subject to an additional processing fee.

Certification

I certify that, to the best of my knowledge and belief, the information and statements contained on this form and attachments (if applicable) are true and correct. The responses herein are made in good faith and to the best of my ability as to their accuracy.

FirstService Residential California

Date Prepared: July 3, 2014