

**Basic Information
Certification and Questionnaire**

Association's Name: North Flats Condominium Association at Old Town North
Street Address: Blondel Street
City, State & Zip: Fort Collins, CO 80524 County: Larimer
Amenities/Dues Cover: Water/sewer/irrigation, trash, exterior insurance, landscaping, snow removal, electricity for irrigation, management fee
Management Firm: All Property Services, Inc.
Managing Agent: Charles Baker
Mgmt. Address: 155 N. College Ave., Suite 200 Fort Collins, CO 80524
Phone #: (970) 224-4445
Fax #: (970) 224-4488

Residential Development Filed with the State as a: Condominium [] Cooperative Share [
PUD (Planned Unit Development) [
Attached [] Detached [

Financial Information:

- 1) Dues per unit? \$ 167.00 per month [] per year [] per quarter [
- 2) # Of Units Delinquent More Than One Month's Dues? 1
- 3) Total Amount Outstanding of Delinquent Dues? \$ 334.00
- 4) Transfer Fee: \$ 50.00
- 5) Reserve Fee: \$ 2x the dues amount Transferable Between Buyer and Seller? Yes [] No [
- 6) Special Assessment Pending? Yes [] No [] If yes, How much per unit? \$ _____
- 7) Association's Budgeted Yearly Revenue? \$ 63,293.00
- 8) Association's Budgeted Yearly Reserve? \$ 12,358.00
- 9) Separate Accounts For Operating and Reserve Accounts? Yes [] No [
- 10) Association's Current Amount In Reserves? \$ 9,392.65
- 11) Financial Information given to Board monthly? Yes [] No [
- 12) Is the project subject to a mandatory rental pool? Yes [] No [
- 13) Who handles the disbursement of HOA funds? HOA [] Mgmt. Co. [] Both HOA and Mgmt. Co. [

This association's financials can be obtained by choosing "Financial Statements" under the Homeowners Section of the association's page.

Insurance Information:

Amount of Fidelity Bond insurance for the management company is \$50,000. The carrier is Hartford Casualty.

The association’s insurance information can be found by choosing “Insurance Policies” under the Homeowners Section of the association’s page.

Unit Information:

Number of Phases: 1 Units per Phase: 40

Occupancy of Units:

	<u>Number of Units</u>	<u>Owner Occupied</u>	<u>Investor / Rental</u>
Number of Units in Project:	<u>40</u>	<u> </u>	<u> </u>
Number of Units Sold:	<u>15</u>	<u>11(2second homes)</u>	<u>4</u>
Units under Contract:	<u> </u>		
Units owned by Developer:	<u>25</u>		

14) Any entities own more than one unit in the project? Yes [] No []

If yes, please list:

1 st Owner	<u> </u> units	5 th Owner	<u> </u> units
2 nd Owner	<u> </u> units	6 th Owner	<u> </u> units
3 rd Owner	<u> </u> units	7 th Owner	<u> </u> units
4 th Owner	<u> </u> units	8 th Owner	<u> </u> units

15) Does any single entity (individual, investor group, etc.) own more than 10% of the total project? Yes [] No []

16) Fee Simple Ownership or Leasehold Estate Ownership? Fee simple

If Leasehold, are the leasehold and subleases in full force and effect and not subject to any Prior lien or encumbrance by which the leasehold or sub-leasehold could be terminated or Subject to any charge or penalty? Yes [] No []. Please provide a copy of the Leasehold and sub-lease agreement.

17) Any duplex, triplex or fourplex secured by one deed? Yes [] No []

Project Questions:

18) All Units Completed? Yes [] No []

If No, anticipated completion date or explain: _____ 2008

19) All Common Areas Completed? Yes [] No []

If No, anticipated completion date or explain: _____ 2008

20) All Facilities Completed? Yes [] No []

If No, anticipated completion date or explain: _____ 2008

21) Future Phasing Planned? Yes [] No []

If Yes, explain: _____

22) Future Annexation Planned? Yes [] No []

If Yes, explain: _____

23) Houseboat Project? Yes [] No []

If Yes, explain: _____

24) Timeshare Project? Yes [] No []

If Yes, explain: _____

25) Segmented Ownership Project? Yes [] No []

26) Rental Desk? Yes [] No []

27) Cleaning Service for Rentals? Yes [] No []

28) Allow For Short Term Rentals? Yes [] No []

If Yes, explain: _____

29) Project subject to "inclusionary zoning" which restricts the future sales of any of the units? Yes [] No []

If Yes, what are the terms and which units are affected by zoning restrictions: _____

30) Existing Building Conversion? Yes [] No []

If Yes, Year of Conversion: _____ Age of Building: _____

Original Use: _____

31) Part of Master Association? Yes [] No []

If Yes, are the Master Association's Common Areas and Facilities Completed? Yes [] No []

32) Legal But Non-Conforming Use? Yes [] No []

33) Age Restrictions? Yes [] No []

34) Pending Litigation? Yes [] No []

If Yes, Please Give Details of the Pending Litigation: _____

35) Association Controlled By Developer? Yes [] No []

If No, Date The Association Was Turned Over to The Unit Owners: Month_____ Year_____

36) Any Space Within the Project Only for Commercial / Non-Residential Use? Yes [] No []

If Yes, Number of Commercial Units? _____ and who retains title to the commercial units:

[] Owners' Association [] Individual Commercial Unit Owners

Describe Commercial / Non-Residential Units and Permitted Uses: _____

37) Commercial Sq. Ft.: _____ 0 _____

38) Is The Management Firm Related To The Developer? Yes [] No []

If Yes, explain: _____

39) Can Management Contract / Agreement Be Terminated When Advance Notice Is Given Without Cause or Without Payment of A Penalty? Yes [] No []

If Yes, When is The Notice Required? 60 Days. If No, Termination Penalty is: \$ _____ 0 _____

40) Will any first mortgagee who obtains title to a condominium unit pursuant to the remedies in the mortgage or through foreclosure be liable for more than six months of the unit's unpaid regularly budgeted dues accrued before the acquisition of the title to the unit by the mortgagee? Yes [] No []

**Our Policy is Full Disclosure and The Above Information is True
And Correct to the Best of Our Knowledge.**

As of: July 13, 2009

The Above Form And All Data Contained Herein Exceeds The Standard Uniform Condominium / PUD Questionnaire
And All Questions Have Been Reviewed By A Representative From The Colorado Mortgage Lenders Association.