Property Management Questionnaire

Mark Yes or No and explain if required

1.) Does the property manager have two years' experience managing properties in the subject market area? If NO, does the property manager have any certification or proof of equivalent coursework in real estate property management? If yes, please provide documentation   **Yes**   No

2.) Does the property manager utilize specific criteria to qualify tenants?   **Yes**   No

3.) Has the property manager been subject to any federal, state, or local regulatory authority audits in the past year?   Yes   **No**

4.) Are there any non-standard lease terms which differ from a standard lease form including, without limitation, any purchase options, rights of first refusal, or similar purchase rights?   Yes   **No**

5.) Are you aware of any illegal activities associated with the property?   Yes   **No**

6.) Is there any deferred maintenance or damage associated with the property?   Yes   **No**

7.) Is there any fire code, building code, zoning, or use permit violations associated with the property   Yes   **No**

8.) Are there currently any tenant delinquencies associated with the property?   Yes   **No**

9.) Are there currently any condemnation proceedings associated with the property?   Yes   **No**

10.) Is the property subject to affordable housing, housing assistance programs, or subsidies either at the federal, state, or local level?   Yes   **No**

11.) Is the property subject to rent control ordinances, rent stabilization, or similar laws?   Yes   **No**

12.) Is the property in compliance with federal fair housing laws, including without limitation the Fair Housing ACT (Title XIII of the Civil Rights Act of 1968)?   **Yes**   No

13.) Is the property in compliance with the Americans with Disabilities Act of 1990?   **Yes**   No

14.) Is the property in compliance with federal, state, and local environmental laws, including, without limitation, the Residential Lead Based Hazard Reduction Act?   **Yes**   No

15.) Is the property in compliance with Federal consumer credit laws, including without limitation the Fair Credit Reporting Act and the Fair Debt Collection Practices Act?   **Yes**   No

Property Manager Signature _____   Date _____