

Co-Op Project Questionnaire



To Whom it May Concern: We received an application for a mortgage on a unit in the project identified below. In order to approve this mortgage application, we request that you fill out the following questionnaire.

Fax the completed questionnaire to:

Questions? Please call:

Client Name	Thomas Cunha	Project Name	10 Park Avenue Tenants Corp
Loan Number	3503296185	Street Address	10 Park Ave
Unit Number	Unit 18K	Borough/County	New York
Shares Allocated to Unit	455	City/State/Zip	New York, NY 10016
Unit Monthly Maintenance Fee	\$2,218.03	Tax/Parcel ID	13-2778561

Project Information

Project Information

Total # of Buildings	1
Total # of Units	268
Total # of Floors	26
Total # of Shares	83,557

Residential Units

	Number of Units	Number of Shares	% of Project
Owner-Occupied Units	224		
Investor Units	42		
Sponsor/Holder Unsold Units	2		
Rent-Controlled Unsold Units	0		
Co-Op Owned Units	0		
Total # of Residential Units	268		

Commercial Units

	Number of Units	Number of Shares	% of Project
Commercial Units	3		
% Commercial Sqft			10,918

Please describe the nature of any commercial usage:

Ground Floor : Cafe, Office

Co-Op Project Questionnaire

Project Questions

1. Does the project qualify as a cooperative housing corporation under Section 216 of the Internal Revenue Service (IRS) Code?

☒ Yes ☐ No

2. Does the co-op have 100% ownership of all amenities and common areas?

☒ Yes ☐ No

3. Does the co-op allow for year-round occupancy?

☒ Yes ☐ No

4. Does the project include any of the following characteristics? Please provide an answer for each type.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Timeshare/Fractional/Segmented Ownership Real estate developments in which a purchaser can buy the exclusive right to occupy a specified period of time each year.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Common Interest Apartment Projects owned by several owners as tenants-in-common (TIC), or by an association where the unit occupants have an undivided interest in the entire building and land, and have the exclusive right to occupy a specific apartment.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Hotel-Like Amenities <ul style="list-style-type: none">• Daily short-term rentals• Hotel/motel/resort amenities, or• Mandatory/optional rental pooling agreements
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Investment Security Unit ownership is characterized and promoted as an investment opportunity, or the property has documents on file with the Securities and Exchange Commission (SEC).

5. Does the co-op have an elevator?

☒ Yes ☐ No

6. Is the co-op subject to a leasehold?

☐ Yes ☒ No

7. Is the co-op 100% complete?

☒ Yes ☐ No

Co-Op Project Questionnaire

8. Is the co-op subject to further annexing or additional phasing?

☐ Yes ☒ No

9. Year the co-op acquired title:

1972 (YYYY)

10. Year sponsor relinquished control to Board of Directors:

1972 (YYYY)

11. Does any single entity own more than 10% of the units within the project?

☐ Yes ☒ No

If yes, please complete the information below:

Name of owner	How units are used	# of Units

Financial Information

12. How many units are delinquent on monthly assessments for 60 days or more?

0 Units

13. Does the co-op project have an underlying mortgage?

☒ Yes ☐ No

If yes, please complete the following:

Maturity Date: 11/30/2028 (MM/YYYY)

Lender: People's United Bank Note Rate: 4.24 %

14. Is there a flip tax in effect in the co-op project?

☒ Yes ☐ No

If yes, please complete the following:

Flip Tax amount: Stamp tax fee of \$.05 cents per share

Flip tax calculated as: ☐ Flat Fee ☐ Fee per share ☐ % of value ☐ Fee per room

Co-Op Project Questionnaire

15. Which of the following financial controls are in place to ensure proper management of the co-op's funds? Check all that apply.

- ☐ 2 board members are required to sign any checks written from reserve account.
- ☒ The reserve fund is kept separate from the operating account.
- ☒ The bank in which the funds are deposited to sends monthly statements directly to the Board.
- ☒ The management company maintains separate accounts for the co-op that it services and does not have the authority to draw checks or transfer funds from the reserve account.

16. Has the co-op filed a public report/sponsor disclosure amendment?

☐ Yes ☒ No

If yes, please answer the questions below:

- a) Date of last public report/sponsor disclosure amendment: ____/____/____ (MM/YYYY)
- b) Has the sponsor been current on obligations for the past 12 months? ☐ Yes ☐ No
- c) What is the total amount of rent collected on owned units? \$ _____
- d) What is the total amount of financial obligations paid by sponsor? \$ _____
- e) Does the sponsor have loans against their units? ☐ Yes ☐ No
- f) Is the sponsor actively marketing unsold units? ☐ Yes ☐ No

Legal Information

17. Does the co-op have any environmental considerations or issues?

☐ Yes ☒ No

If yes, please explain:

18. If a ground lease exists, are there any monetary or non-monetary defaults under the terms of the lease?

☐ Yes ☐ No N/A

If yes, please explain:

Co-Op Project Questionnaire

ROCKET Mortgage

19. Is the co-op subject to current litigation?

☐ Yes ☒ No

If yes, indicate the nature of the litigation and attach related litigation documents:

- ☐ Non-monetary, involving neighborhood disputes or noise complaints
☐ Co-op is plaintiff in a foreclosure action
☐ Other - please describe

20. Do the project's legal documents include any of the following legal restrictions? Please check all that apply.

- ☒ No legal restrictions
☐ First Right of Refusal
☐ Age Restrictions
☐ Income Restrictions
☐ Occupancy Restrictions
☐ Resale Price Restrictions
☐ Community Land Trust
☐ Material amendments that must be agreed to by 51% of shareholders
☐ Limits on the free transferability of title
☐ Other – please describe:

21. What is the expiration date of the Proprietary Lease or Occupancy Agreement:

09 / 2100 (MM/YYYY)

22. Are there any active or pending special assessments in the project?

☒ Yes ☐ No

If yes, What is the reason for the special assessment? PLEASE SEE LETTER ATTACHED

Co-Op Project Questionnaire

ROCKET Mortgage

If yes, What is the total amount assessed? \$ _____

PLEASE SEE LETTER ATTACHED

If yes, What are the repayment terms? _____

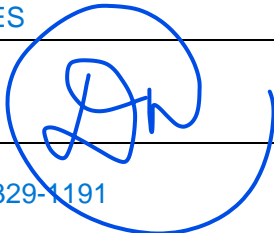
If there is an outstanding special assessment for this unit, please provide the amount. \$ _____

Insurance Information

Please provide the following information regarding the insurance policies the co-op carries:

Carrier Name	Coverage	Phone Number
Genatt V LLC	PLEASE SEE COI	Zach Genatt (516) 869-8666

I certify that all information provided on this document is true to the best of my knowledge.

Your name (please print): DESIREE NIEVES	Date: 05/05/2022
Signature: 	Title: TRANSFER DEPT ADMIN
Phone Number: 646 329-1191	
Email Address: DNIEVES@AKAM.COM	