



19 Church Street North Attleboro, MA 02760

Mailing address: P.O. Box 436, North Dighton, MA 02764

MORTGAGE/HELOC QUESTIONNAIRE

This mortgage/HELOC questionnaire has been developed to provide all relevant financial disclosures and summary information routinely required for transactions involving the Trey Gardens Condominium Trust.

Project Name: **TREY GARDENS CONDOMINIUMS**
Property Address **19 CHURCH STREET, NORTH ATTLEBORO, MA 02760**

General Information

- The community is a **Condominium** with a legal name of **Trey Gardens Condominium Trust**
- Addresses for the community:
Physical address is **19 Church Street, North Attleboro, MA 02760**
Mailing address: **P.O. Box 436, North Dighton, MA 02764**
- Was the community created by the conversion of an existing building: **Yes**
If a conversion, when was the building originally built? **1972**
Type of original use: **apartment building**
Was the conversion a full gut of existing structure including replacement of all major mechanical components? **No**
Developer transferred ownership to unit owners on: **August 12, 2008**
Is construction/all phases complete: **Yes**
- Number of units in project: **30**
Number of units sold/closed: **30**
Number of Units Owner occupied: **11** Investor owned: **19**
Number of Unit owners owning more than one unit: **3** Total units owned by these individuals: **7**
Does any investor own more than 10% of the total units? **No**
Does the association own any units? **No**
Parking: **1 deeded parking spot per unit**
How are units owned? **Fee simple**
Are there any multi-dwelling units held on a single deed? **No**
- Building amenities: **Laundry room**
- Is the owner's association currently a party to any type of litigation? **No**
- Are any special assessments planned? **No**
- Is any space within the community designated for commercial/non-residential use? **No**
- Are any units subject to any resale or deed restrictions (age, income, right of first refusal, etc.)? **No**
Are there any material deficiencies which, if left uncorrected, have the potential to result in or contribute to critical element failure within one year? **NO**
Are there any mold, water intrusions, or potentially damaging leaks to the building that have not been repaired? **No**
Is the building subject to partial or total evacuation orders related to unsafe conditions that have not been remediated? **No**

Budget/Financial Information

- What is the association's fiscal year? **January-December**
- Does the association maintain a reserve account for future repair/replacement of major components? **Yes**
Does the budget include a 10% reserve? **Yes**
Are separate accounts maintained for operating expenses and reserves? **Yes**
- Does the association have any outstanding loans? **No**
- Are unit assessments/common charges for all units the same? **No**
What is the assessment/common charges range? **\$302.35 - \$428.85**
Frequency with which assessments are charged? **Annual assessment payable monthly**
- Do unit assessments include unit utilities and if yes, what utilities are included? **No utilities included**
- How many units are delinquent in the payment of association dues? **None**
- In the event a lender acquires a unit due to foreclosure or a deed in-lieu of foreclosure, is the mortgagee responsible for paying common expense assessments and if yes, for how long? **Yes until unit is sold**
- Is the Trust subject o a voluntary or involuntary bankruptcy, insolvency, liquidation, receivership proceedings or any other similar action under state or federal law? **No**

Management Information

- How is community managed? **Self managed by a Board of Trustees consisting of three unit owners since transfer from developer.**
- What is the management mailing address? **P.O. Box 436, North Dighton, MA 02764**
- Contact information for document preparation, 6(d)s, etc.:
Lin Sherman, ALPICE Bookkeeping, Inc. 508.824.1074 clients@alpicebookkeeping.com

Insurance Information

- Is the Hazard/Master policy coverage of at least 100% replacement cost with an inflation guard endorsement? **Yes**
Policy is with: **Vermont Mutual**
- What is the Liability/D&O coverage amount per occurrence? **\$1Million**
Policy is with: **Travelers**
- What is Fidelity coverage amount per occurrence? **\$100,000**
Policy is with: **Vermont Mutual**
- What is Umbrella coverage per occurrence? **\$5Million**
Policy is with: **Greenwich**
- Agent name and contact information:
Agent: **Brown & Brown of Massachusetts, Dedham, Mass.**
Contact: **Michael McDonough**
Phone: **781.455.6664; 781.247.6329** direct line
- Is property located in a flood zone?: **No**
- Coverage is provided on an all in basis and includes betterments and improvements.

I, the undersigned, certify to the best of my knowledge the information provided above is true and correct to the best of my knowledge.



Lin Sherman
ALPICE Bookkeeping, Inc.
On behalf of client Trey Gardens Condominium Trust
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