

Lender Questionnaire

City Green Condominium

Federal Tax ID #: 27-0625769

Association Type: Condominium

Borrower: Maci Odette
Address: 1111 N Marshall St Unit 305
Milwaukee, WI 53202-3377

Order Confirmation #: 5ZGYTZWS9

Date Ordered: 09-18-2026

Date Completed: 09-18-2026

Project Completion

1. Are the units within this project attached, detached or both?

Attached

2. Is the project complete?

Yes

- A. What year was the project completed?

2007

3. Is the project subject to additional annexation or phasing?

No

4. Has control of the association been turned over to the unit owners?

Yes

- A. Date control was turned over:

05-07-2007

5. Total number of units.

44

6. Total number of units sold and closed.

44

7. Total number of units under bona fide sales contract.

0

8. Owner occupancy is tracked by:

On-Site/Off-Site Owner Addresses

- A. Number of on-site owner addresses.

42

- B. Number of off-site owner addresses.

2

Comment: Off-site addresses may refer to, but are not limited to, rental units, P.O. boxes, second homes, or places of employment.

9. Does any investor group, individual or partnership own more than one unit in the project? (This does *not* include the developer.)

No

10. Does the developer own any of the units in the association?

No

11. Number of units owned by the HOA.
0
12. How many buildings comprise the project?
1
13. Number of floors within the building.
10
14. List the amenities within the project.
BBQ/Picnic Area, Clubhouse, Dog Run, Gym

Eligibility Questions

15. Is the project an investment security?
No
16. Is the project a timeshare, fractional or segmented ownership project?
No
17. Does the association have mandatory rental pooling agreements that require unit owners to either rent their units or give a management firm control over the occupancy of the units?
No
18. Does the association require mandatory up front or periodic membership fees for the use of recreational amenities such as country club facilities or golf course owned by an outside party including the builder or developer?
No
19. All features which pertain to the use of the project as if it were a hotel are:
None
20. Is the project professionally managed by a licensed hotel, motel, resort or hospitality entity that also facilitates short-term rentals for unit owners?
No
21. Does the HOA or its management agent collect and remit required taxes such as transient, short-term rental, hotel occupancy, sales or excise taxes?
No
22. Does the HOA charge a fee to either the unit owner or the unit owner's transient renter when the unit is rented on a transient basis, or to a unit owner who does not elect to rent their unit on a transient basis through the HOA/property manager's preferred rental operator?
No
23. Are the unit owners required to use a specific rental agency or agencies when renting out their units?
No
24. Is there a minimum allowable time period for renting a unit?
No
25. Are owners required to share profits from rental of their units with the HOA, management company, rental operator or hotel rental company?
No
26. Do the project's covenants, conditions and restrictions allow split ownership of the property or curtail an individual's right to utilize the property?
No
27. Is the project a houseboat or any other type of non-real property?
No

28. Is the project owned or operated as a Continuing Care Community or Assisted Living Facility?
No
29. Does the project contain live/work units?
No
30. Is this project a site condominium?
No
31. Is the project a conversion of an existing building?
No
32. Does this project allow unit owners to hold title to more than one dwelling unit, with ownership of all of his or her owned units evidenced by a single deed and financed by a single mortgage?
No
33. Does the project represent a legal, but nonconforming, use of the land?
No
34. Does the project contain any manufactured housing units?
No
35. Is the project located on contiguous parcels of land?
Yes
36. Is the project currently or has been the subject of any action that would cause it to cease to exist, including termination, deconversion, or dissolution of its legal structure?
No
37. Is the project currently or has it been involved in any voluntary or involuntary bankruptcy, insolvency, liquidation, or any substantially similar action under state or federal law?
No
38. Is the project currently voting or has it already voted on the actions or proceedings mentioned in the two prior questions?
No

Structural Safety and Soundness

39. Has the project ever been fully or partially evacuated to complete repairs?
No
40. Is the project subject to partial or total evacuation order due to unsafe conditions that have not been remediated?
No
41. Has the project failed to obtain an acceptable certificate of occupancy?
No
42. When was the last building inspection by a licensed architect, licensed engineer, or any other building inspector?
05-22-2023
Comment: Reserve Study, which is available in the documents.
43. Did the last inspection have any findings related to the safety, soundness, structural integrity, or habitability of the project's building(s)?
No

44. Has the project failed to pass state, county, or other jurisdictional mandatory inspections and/or certifications specific to structural safety, soundness, and habitability?
No
45. Is the HOA/Cooperative Corporation aware of any deficiencies related to the safety, soundness, structural integrity, or habitability of the project's building(s)?
No
46. Does the project have any material deficiencies, which if left uncorrected, have the potential to result in or contribute to critical element or system failure within one year (e.g., sea walls, elevators, waterproofing, stairwells, balconies, foundation, electrical systems, parking structures or other load-bearing structures.)?
Unknown
47. Are there any outstanding violations of jurisdictional requirements (zoning ordinances, codes, etc.) related to the safety, soundness, structural integrity, or habitability of the project's building(s)?
No
48. Is it anticipated the project will, in the future, have such violations?
No
49. Does the project have a funding plan for its deferred maintenance components/items to be repaired or replaced?
See Comments Addendum
50. Does the project have a schedule for the deferred maintenance components/items to be repaired or replaced?
See Comments Addendum
51. Has the HOA/Cooperative Corporation had a reserve study completed on the project within the past 3 years?
Yes
- A. Is the HOA following recommendations of this study?
Yes
52. Are there any planned special assessments that unit owners/cooperative shareholders will be obligated to pay?
No
53. Has the HOA obtained any loans to finance improvements or deferred maintenance?
No
54. Is the project in need of critical repairs (those needing repairs or replacements) that significantly impact the safety, soundness, structural integrity, or habitability of the project's building(s), or the financial viability or marketability of the project?
Unknown
55. Is there any mold, water intrusions or potentially damaging leaks to the project's building(s) that need repair or replacement?
Unknown
56. Is there any advanced physical deterioration?
Unknown
57. Are there any unfunded repairs costing more than \$10,000 per unit that should be undertaken within the next 12 months (does not include repairs made by the unit owner or repairs funded through a special assessment)?
Unknown

Title and Ownership

- 58. Is the project located on leased land?
No
- 59. The type of unit ownership is:
Fee Simple
- 60. Do unit owners in the project have sole ownership interest in, and rights to the use of the project’s facilities, common elements, and limited common elements?
Yes
- 61. Are any of the project's amenities or facilities leased from a third party?
No

Commercial Information

- 62. Amount of commercial or non-residential space within the project (as a % of total project square footage).
None
- 63. Does the project have any non-incidental business operations owned or operated by the homeowners association including but not limited to spas, restaurants or health clubs?
No

Legal Information

Legal Information > Lender Responsibility for Delinquent Assessments
The maximum number of months of delinquent HOA common assessments for which the lender is responsible:

- 64. In the event a lender acquires a unit through foreclosure.
6 months max
- 65. In the event a lender acquires a unit through deed-in-lieu of foreclosure.
6 months max

- 66. The association legal documents include the following restrictions:
None
- 67. Is there a right of first refusal?
No
- 68. Is the HOA involved in any litigation, mediation, arbitration, or other dispute resolution?
No
- 69. Do the condo project documents give a condo unit owner or any other party priority over any rights of the first mortgagee of the condo unit pursuant to its mortgage in the case of payment to the unit owner of insurance proceeds or condemnation awards for losses to or taking of condo units and/or common elements?
No
Comment: Please review the governing documents found at HomeWiseDocs.com for this association.

70. Is asbestos, lead-based paint or any other environmental toxin present in any unit or common area of the development?

Unknown

Comment: To the best of our knowledge, there is no asbestos, lead-based paint or any other environmental toxins present at this time.

Financial Information

71. Total number of units currently **more than 30 days** delinquent in homeowner association assessments.
2
72. Total dollar amount of delinquencies for the unit assessment **over 30 days**.
\$43.93
73. Total number of units currently **more than 60 days** delinquent in homeowner association assessments.
2
74. Total dollar amount of delinquencies for the unit assessment **over 60 days**.
\$43.93
75. Are all units assessed equally?
Yes
A. All units are assessed equally at:
\$575
76. What is the frequency of the assessment charge?
Monthly
77. What is the fiscal year-end **month**?
December
78. What **day of the month** is the fiscal year-end?
31
79. What is the current budgeted total income for the fiscal year?
\$339,570
Comment: This number includes all income categories.
80. What is the budgeted income from regular assessments for the fiscal year?
\$303,600
81. What are the current budgeted reserves for the fiscal year?
\$114,145
82. Is the budget adequate and does it provide for the funding of replacement reserves for capital expenditures and deferred maintenance that is at least 10% of the budget?
Yes
See Comments Addendum
83. What is the current amount in the association's operating fund?
\$12,863.33
84. What is the current amount in the association's reserve funds?
\$128,402.24
85. Has the project experienced a Financial Distress Event within the last 36 months?
No

86. Is the reserve account funded as required by FHA?
Yes
87. Are the units separately metered for utilities?
Yes
88. Indicate what utilities and services are included in the regular assessments:
None
89. Is there a current or board-approved special assessment against the unit owners?
No
90. Is there any past special assessment against the unit owners?
No
91. Is the project part of a larger development (subject to a master association)?
Yes
- A. What is the name of the master association?
Marshall-Cass Condominiums
 - B. Please provide the name of the master management company agent.
1040 Cass LLP
 - C. What is the contact phone number for the master association?
414-271-2489
 - D. Are all common areas and facilities complete within the master association?
Yes
 - E. Are the unit owners in control of all related associations?
Yes
 - F. What are the regular assessment fees for the master association?
0
 - G. What is the frequency of the master association regular assessments?
Other
Comment: No regular assessment

Financial Controls

92. Does the homeowners association have separate accounts for the operating and reserve funds?
Yes
93. Are appropriate access controls in place for each account?
Yes
94. Are monthly bank account statements being sent directly to the homeowners association?
Yes
95. Are two or more board members required to authorize disbursements from the reserve account?
No
96. Does the management company maintain separate records and bank accounts for each association it manages?
Yes
97. Does the management firm have the authority to disburse funds (i.e., draw checks on or transfer funds) from the reserve account?
Yes

Management Company Contract

98. What is the length of the current management contract (in years)?
1
99. Is the management contract automatically renewable unless canceled?
Yes
100. Does the management contract require a penalty for cancellation or an advanced notice of at least ninety days?
No

Insurance Information

Only an authorized agent can provide insurance information. For all insurance questions, please contact the insurance agent.

101. Are units or common elements located in a flood zone?
No
102. Insurance broker's or agent's company name:
American Advantage Insurance - IMC
103. Insurance agent's name:
Mike Weidenbaum
104. Insurance agent's phone number:
414-225-6240
105. Insurance agent's email address:
mikew@americanadvantage.com

Founders 3
13400 Bishops Lane, Suite 190
Brookfield, WI 53005

Katie Nelson

Katie Nelson
Portfolio Manager
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414-271-1111
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Comments Addendum

- 8B. Off-site addresses may refer to, but are not limited to, rental units, P.O. boxes, second homes, or places of employment.
- 42. Reserve Study, which is available in the documents.
- 49. Nothing is deferred
- 50. They have a reserve fund, but nothing is deferred.
- 69. Please review the governing documents found at HomeWiseDocs.com for this association.
- 70. To the best of our knowledge, there is no asbestos, lead-based paint or any other environmental toxins present at this time.
- 79. This number includes all income categories.
- 82. We make no warranty as to the adequacy of the budget in regards to reserves and capital expenditures. Budgets are prepared to adequately cover these expenses. Please see the Reserve Study, if available.
- 91G. No regular assessment

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