Mortgage Services III, LLC
A Subsidiary of First State Bank Member FDIC

Seller Name:		
Seller ID#:		
Borrower Name:	MSI Loan #	
Project Name:		Phase:
Property Address:		

MSI Attached PUD Certification

☐ Fannie Type E PUD projects which consist of attached units in which the developer has turned control of the homeowner's association to the unit owners.

☐ Fannie Type F PUD projects which consist of attached units in which the developer is still in control of the homeowner's association must meet certain criteria.

Important:

- ✓ All Attached PUD projects must meet Fannie Mae PUD guidelines as outlined in the current applicable Agency Seller Guide, regardless of the applicable AUS used to review the subject loan.
  - This certification must be completed and signed by the Seller's authorized agent as a certification to the investor.
- ✓ If subject to Mortgage Insurance, all PUDs must meet the more restrictive MSI/Fannie Mae/MI guidelines.

Type E PUDs Only

☐Yes	☐ No	Are all projects owned fee simple and have sole ownership/interest and have the right to use the projects facilities?
☐Yes	☐ No	Is liability insurance in place providing at least $1 million of coverage for bodily injury and property damage per occurrence?
☐Yes	☐ No	Is there evidence of the required insurance coverage for hazard and flood (if applicable)?
☐Yes	☐ No	To your knowledge, there is no evidence that the project contains multi-dwelling units which are evidenced by individual deeds and mortgages?
☐Yes	☐ No	To your knowledge, there is no evidence that states where the owner's association has been named as a party to current litigation.

Type F PUDs Only

☐Yes	☐ No	Are all projects owned fee simple and have sole ownership/interest and have the right to use the projects facilities once control of HOA has been turned over?
☐Yes	☐ No	Is liability insurance in place providing at least $1 million of coverage for bodily injury and property damage per occurrence?
☐Yes	☐ No	Is there evidence of the required insurance coverage for hazard and flood (if applicable)?
☐Yes	☐ No	To your knowledge, there is no evidence that the project contains multi-dwelling units which are evidenced by individual deeds and mortgages?
☐Yes	☐ No	Does the project contain enough sold units to support the responsibilities of the HOA?
☐Yes	☐ No	Are all common area improvements in the project (other than greenbelts, private streets & parking areas) 100% complete?
☐Yes	☐ No	The PUD project was NOT created by the conversion of existing buildings into a planned unit development.
☐Yes	☐ No	Does the project's budget provide for replacement reserve funds that are consistent with the responsibilities of the HOA?
☐Yes	☐ No	To your knowledge, there is no evidence that states where the owner's association has been named as a party to current litigation.

Notes:

- ✓ The answers to the above questions must be YES to be eligible to MSI.
- ✓ The following are ineligible criteria: Non-conforming to zoning; Timeshares; Projects with more than 20% commercial space; Projects with any hotel or resort-like features.
- ✓ This Certification is valid for 90-days from the date signed.

I certify the following:

- ✓ The information was obtained by me from an authorized HOA representative for the subject property and/or validated by me through review of the following documents (including but not limited to): Appraisal, Title Commitment, Loan Application; Insurance Declarations Page or other documents as applicable.
- ✓ All questions were truly and correctly answered YES, to the best of my knowledge.
- ✓ The Transmittal (1008) and applicable processing systems reflect, Attached PUD, either Type E PUD or Type F PUD.

_____ _____
Name/Title Of Lender's Authorized Agent Date

_____
Signature

If the information is obtained from the HOA, please provide contact name and number:

_____ _____/_____
HOA Contact Name/Title Phone Number Email