

Cooperative Project Addendum

	General Description	General Description	Car Storage
# of Units	<input type="checkbox"/> Existing	Condition	Type of Parking
# of Buildings	<input type="checkbox"/> Proposed	Exterior Walls	Guest Parking <input type="checkbox"/> Yes <input type="checkbox"/> No
# of Stories	<input type="checkbox"/> Under Construction	Roof Surface	Total # of Parking Spaces
# of Elevators	Year Built	Window Type	Ratio (spaces/units)
Project Description <input type="checkbox"/> Detached <input type="checkbox"/> Row or Townhouse <input type="checkbox"/> Garden <input type="checkbox"/> Mid-Rise <input type="checkbox"/> High-Rise <input type="checkbox"/> Other			
Project Primary Occupancy <input type="checkbox"/> Principle Residence <input type="checkbox"/> Second Home or Recreational <input type="checkbox"/> Tenant			
Cooperative Project Management <input type="checkbox"/> Sponsor/Developer <input type="checkbox"/> Cooperative Board <input type="checkbox"/> Management Agent - Provide name of management company.			
Is the cooperative project part of a master association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe.			
Was the project created by the conversion of existing building(s) into a cooperative? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the original use and date of conversion.			
Is there any commercial space in the project? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe and indicate the number of commercial units and the overall percentage of the commercial space.			
Describe the project amenities (including security features, recreational facilities, etc.).			
Are the units and project amenities typical and complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.			
Describe the condition of the project and quality of construction.			
Are there fees, other than regular monthly maintenance fees or monthly assessments, such as special assessments, etc. for use of facilities? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe and comment on compatibility to other projects in the market area.			
Is there any information known to the appraiser about the project that could make its marketability different than other properties in its market area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe			
Does the project generally conform to the neighborhood (style, condition, quality of construction, remodeling, appeal to market, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe			
The appraiser's data source(s) for the cooperative project information is <input type="checkbox"/> Management Agent, <input type="checkbox"/> Cooperative Board, <input type="checkbox"/> Sponsor/Developer, <input type="checkbox"/> Other (Describe)			
Identify the data source(s) by name, title, company address, and telephone number and report the effective date of data source(s).			
Number of shares issued and outstanding for the Cooperative Corporation		Number of shares attributable to the subject unit	
<i>Pro rata</i> share of the project blanket financing attributable to the subject unit		<i>Pro rata</i> share of each lien attributable to the subject unit	
Monthly Maintenance Fee (or Monthly Assessment Unit Charge) \$	per month x 12 = \$	per year.	
Annual Maintenance Fee (or Assessment Charge) \$	divided by	sq. ft. of gross living area for the subject unit = \$	
Compared to other competitive projects of similar quality and design, the subject unit's monthly maintenance fee(or monthly assessment unit charge) appears:			
<input type="checkbox"/> High <input type="checkbox"/> Average <input type="checkbox"/> Low If High or Low, describe			
Is the project subject to ground rent? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, \$ per year and describe terms and conditions.			
Are the project facilities leased to or by the Cooperative Corporation? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe which facilities and note any fees for their use.			
Is the subject property the recipient of any tax abatements or exemptions? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, note the remaining term, provisions for escalation of real estate taxes and the dollar amount.			
Are any of the units in the project subject to a stock transfer fee (such as waiver of options fees, flip taxes, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe.			
How many owners of units in the project are two or more months delinquent in the payment of their financial obligations to the Cooperative Corporation?			
Does any single entity (the same individual, investor group, partnership, or corporation, as well as the developer or sponsor) own more than 10% of the stock or shares in the Cooperative Corporation and the related occupancy rights? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe.			
Project Blanket Financing			
Lien Priority	First	Second	Other()
Lien Type (Mortgage, Line of Credit, etc.)			
Mortgage Balance	\$	\$	\$
Balloon Mortgage	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Remaining Term			
Monthly Payment	\$	\$	\$
Interest Rate	%	%	%
Fixed/Variable Rate	<input type="checkbox"/> Fixed Rate <input type="checkbox"/> Variable Rate	<input type="checkbox"/> Fixed Rate <input type="checkbox"/> Variable Rate	<input type="checkbox"/> Fixed Rate <input type="checkbox"/> Variable Rate
Lien holder			

