



Certification of Project Eligibility Non-Warrantable Condominium

Seller Loan #: _____

Borrower Name: _____

Project Name and Unit #: _____

Project Address: _____

Instructions

Non-warrantable Condominium projects must meet standard Fannie Mae project guidelines with the exception of the expanded EC Guidelines referenced below and described within the EC product guidelines. This Certification must be fully executed and placed in every delivery package secured by a Non-warrantable Condominium. Please check the appropriate project type and review type listed below.

Brokers are solely responsible for examining all appropriate documentation required to perform the project review in order to ensure compliance with all applicable project guidelines.

Fannie Mae Project Review Type

Excelerate Capital Jumbo 54 Product Only (Check one of the following)

CPM Expedited Review or Lender Full Review - New Project

CPM Expedited Review or Lender Full Review -Established Project

_____ Commercial Space (must be <=35% of project total space)

_____ Single Entity Ownership (must be <=20% of the total units in project)

_____ Minimum number of units sold or under contract (for new projects >=25% must be under a bona fide contract)

_____ Investor Concentration (<50% of total units sold of under a bona fide contract can be NOO)

Minimum Documentation Included

1. Form 1073 or Form 1004 (detached condos only)
2. HOA Questionnaire
3. Project's Budget (if applicable)
4. Project's Legal Documents (if applicable)
5. Documentation verifying insurance coverage in accordance with Fannie Mae guidelines for Subject Unit and Property

Certification:

By executing this form, the undersigned certifies the above project was reviewed and approved using the type of project approval indicated above. The project meets Excelerate Capitals' Jumbo 54 guidelines as well as all other Fannie Mae condominium project requirements in accordance with the review type noted above. Except as afore mentioned, the project is not an ineligible project, and has the required hazard, flood, fidelity and liability insurance coverage in effect as required for the project type.

Authorized Signature: _____

Printed Name: _____

Date Review Completed: _____

