

Condo documents:

- Annual Audited Financial Statements (most recent available)
- Interim Financial Statements (more recent month end)
- Budget (current year budget, sometimes included in financials)
- Condo fee schedule (schedule of each unit, unit factors, monthly condo fees for current year)
- Condo board meeting minutes (most recent 3)
- Annual general meeting minutes (most recent 2)
- Post-Tension System Condition Report (if applicable)
- By-laws (and any amendments)
- Property management contract (current)
- Insurance certificate (current and not expired)
- Reserve fund study (current, within last 5 years)
- Any Special Assessment Notices (If applicable).

Note: Broker and Lender(s) reserve the right to request more documents than are listed above.
Above financing not guaranteed, subject to borrower(s) and property qualification with lender(s).