

Condo Project Advisor® Feedback Messages

March 24, 2025



Project Assessment Request Messages

| Message Code | Message Text | Result |
|---|---|----------------|
| CPAY1000 | Seller is responsible for ensuring compliance with the project review requirements that Condo Project Advisor does not assess and with all other project review and eligibility requirements in Chapter 5701. | GREEN & YELLOW |
| CPAY1001 | The Condominium Project must not be a project in which the unit owners do not have an undivided ownership interest or leasehold interest in the land on which the project is located. | GREEN & YELLOW |
| CPAY1002 | The Condominium Project must not be a project in litigation that is ineligible under Section 5701.3(i). | GREEN & YELLOW |
| CPAY1003 | The Condominium Project must not be in need of critical repairs. | GREEN & YELLOW |
| CPAY1005 | Seller is responsible for ensuring compliance with maximum loan to value/total LTV/Home Equity Line of Credit TLTV (Streamlined reviews only) | GREEN & YELLOW |
| CPAY1006 | If the subject unit is an Investment Property, at least 50% of the total units in the project must have been conveyed to purchasers who occupy their units as a Primary Residence or second home. (Established Condominium Projects review only) | GREEN & YELLOW |
| CPAY1007 | The Condominium Project's budget and reserve study (if applicable) must comply with all applicable Guide requirements.(Established Condominium Projects review only) | GREEN & YELLOW |
| CPAY1008 | The Condominium Project's delinquent assessments must comply with Guide requirements. (Established Condominium Projects review only) | GREEN & YELLOW |
| CPAE2000 - CPAE2001; CPAE2003 - CPAE2004 | The Condominium Project must meet the Freddie Mac Guide Glossary definition of an Established Condominium Project | YELLOW |
| CPAE2002 | The Condominium Project must not be a project in which the unit owners do not possess the sole ownership of the Common Elements, except as provided in Section 5701.3(h) | YELLOW |
| CPAE2005 | The Condominium Project must not have excessive single investor concentration | YELLOW |
| CPAE2006 | The Condominium Project must not have excessive commercial or non-residential space | YELLOW |
| CPAE2007 | A Condominium Project with Manufactured Homes must comply with Guide 5701.5(f) or 5701.9(a). | YELLOW |
| CPAE2008 | The Condominium Project must not be a timeshare project, a project that allows segmented ownership, or be a tenancy-in-common apartment project. | YELLOW |
| CPAE2009 | The Condominium Project must not have multi-dwelling units | YELLOW |
| CPAE2010 | The Condominium Project must not be a Continuing Care Retirement Community | YELLOW |
| CPAE2011 | The Condominium Project must not have mandatory dues or similar membership fees for use of Amenities such as clubhouses or recreational facilities unless the HOA and/or Master Association solely own the Amenities and Condominium Unit owners within the HOA or Master Association are the only persons or entities eligible for membership. | YELLOW |
| CPAE2012 - CPAE2013 | The project must not be a Condominium Hotel or similar type of transient housing. | YELLOW |
| CPAE2014 | The project must not be a Condominium Hotel or similar type of transient housing or a houseboat project. | YELLOW |

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| CPAI1000 - CPAI1012 CPAX1000 - CPAX1001 | Incomplete processing. Condo Project Advisor is unable to assess this Condominium Project. Seller is responsible for all Condominium Project review and eligibility requirements as stated in the Guide. | INCOMPLETE |
| CPAI1013 | Incomplete processing. Condo Project Advisor is unable to assess this Condominium Project. Seller is responsible for all Condominium Project review and eligibility requirements as stated in the Guide, including the requirement in Guide Section 5701.3 (n) that a Condominium Project is an ineligible project if it is in need of Critical Repairs (as defined in the Guide Glossary). This Condominium Project may be in need of Critical Repairs. | INCOMPLETE |
| CPAY1009 | Seller is responsible for ensuring compliance with the General Condominium Project eligibility requirements in the Guide. | PROJECT CERTIFIED |
| CPAY1010 | Seller is responsible for ensuring compliance with the owner-occupancy requirements for Investment Properties | PROJECT CERTIFIED |
| CPAY1011 | The Condominium Project must not have an evacuation order | GREEN & YELLOW |
| CPAX2000 | The Condominium Project is "Not Eligible." A Mortgage secured by a unit in this Condominium Project is not eligible for sale to Freddie Mac. | Not Eligible |
| CPAX2001 | The Condominium Project is a Condominium Hotel or similar type of transient housing. | Not Eligible |
| CPAX2002 | The Condominium Project has excessive commercial or non-residential space. | Not Eligible |
| CPAX2003 | The Condominium Project is a timeshare project or a project that allows segmented ownership. | Not Eligible |
| CPAX2004 | The Condominium Project unit owners do not possess sole ownership of the Common Elements. | Not Eligible |
| CPAX2005 | The Condominium Project has pending litigation or ADR proceeding(s). | Not Eligible |
| CPAX2006 | The Condominium Project has excessive single investor concentration. | Not Eligible |
| CPAX2007 | The Condominium Project has mandatory dues or similar membership fees. | Not Eligible |
| CPAX2008 | The Condominium Project needs Critical Repairs. | Not Eligible |
| CPAX2009 | The Condominium Project does not have property insurance that complies with applicable requirements. | Not Eligible |

Updated: 3/24/2025