

THE LONGWOOD CONDOMINIUM TRUST
Association Information Sheet

Current only as of: April 2, 2019

Address of Unit: **45 Longwood Avenue Unit 706, Brookline, Massachusetts 02446**

Unit Information

Unit #:706 Monthly installments of common expenses are: \$630.00

All Units monthly dues range from \$293.00 to \$1,800.00

Title is held as FEE SIMPLE

Developer Information

The Developer turned over control of the Association in: **October 30, 1979**

The Association has passed 23+ budget cycles since turnover.

The Developer **is not** on the Board of Trustees.

The Developer **does not** own any amenities.

Condominium Information

The Association was **converted** beginning in: **1980**

The Association was completed in **one (1) phase**.

The Association **was** a conversion.

There are 99 units in the Condominium and 1 Superintendent Apartment.

The construction style is: **high-rise-concrete building with brick facade**.

The Association **does** own all amenities.

The Association **does** own one apartment which is used by the superintendent.

The Association **cannot** expand the number of total units beyond what it is today.

The Association **does not** have commercial use within the project.

The Association **does not** allow short-term rental of homes.

Management Information

We do not furnish copies of the management contract. The contract term is twelve (12) months with the ability to terminate within thirty (30) days with or without cause without penalties or payments of any kind.

Association Financial Information

The fiscal year is *07/01/18* through *06/30/19*

The number of units delinquent by thirty (30) days or more is: **0**

Amount in said delinquencies is: \$0

As of **April 2nd, 2019**, the Reserve Fund balance was: **\$126,618.18**

The Association **does not** have a current loan.

Check One:

No Supplemental or special assessment is in effect in the total amount of \$0.00

OR:

A Supplemental or special assessment is in effect in the total amount of

The current annual budget in this Association is: **\$867,132.00**

The line item for reserves in the current annual budget is: **\$186,864.00**

How many units are FHA Insured: **Unknown.**

The Association **does** have a right of first refusal.

Total # of stories in the Condominium: **9** stories

If a lender acquires a unit through foreclosure or deed-in-lieu, is the lender responsible for more than six (6) months unpaid Association/Condominium dues? **See Massachusetts General Laws Chapter 183A Section 6, the Massachusetts Condominium Super Lien Law.**

The Association **does not** have low to moderate income housing units.

The Association **does not** contain hotel or resort type characteristics, such as but not limited to: registration desk, food service and maid service.

The Association **is not** subject to any timeshare or segmented ownership arrangements.

There **is not** a rental program, such as renting pooling or revenue sharing arrangements, either mandatory or voluntary.

The Association **does not** contain manufactured homes.

The Association **does not** contain houseboats.

Common areas or recreational facilities **are not** leased to or by the Association (excluding laundry leases).

General Information

We are not able to track owner occupancy. For example, some owners that live at the project use off-site mailing addresses. We estimate, but cannot guarantee, that more than **69%** of the project is owner occupied.

Roof Age: Upper Roof (12) Years & Lower Roof (3) Month.

Material: Rubber (Both)

An investor **does not** own more than ten (10%) percent of the unit(s) in this Association.

There **is no** ongoing litigation not including condominium collection matters or matters being defended by the master insurance carrier. Call our attorney, identified below, for this information. The Association/Condominium employs Michael Merrill, Merrill & McGeary as legal counsel.

The telephone number is: (617) 523-1760.

Insurance Information

Certificates of insurance, copies of policies and further information may be obtained by contacting:

Brown & Brown of MA, LLC
333 Elm Street, Suite 300
Dedham, MA. 02026

Telephone: (781) 455-6664
FAX: (781) 453-0209

www.bbdedham.com

Disclaimer

To the best of our knowledge and belief, the foregoing information is true and correct as of the date hereof. Unless otherwise stated, the responses are not based upon the opinion of counsel or a certified public accountant. To the extent any response is in conflict with one or more provisions of the constituent documents of the Condominium, as recorded, such variance is unintentional and the constituent documents shall be deemed to control.

For purposes of the foregoing responses, (1) references to “planned” assessments shall mean and include only those which have been approved by the governing Board of the Condominium in accordance with the By-Laws; and (2) responses regarding the status of completion of units and common areas pertain solely to such as are included in the Condominium as of the date hereof, as identified in the original master deed or in any amendments thereto.

The foregoing responses are provided to the lender for the limited purpose of cooperating with the lender’s request for information related to the processing of a mortgage loan application. The request is made, and the responses provided, without consideration to the Condominium. The information provided is not intended to be relied upon by, or constitute any warranty or representation to, the unit owner(s) of the subject unit or any prospective purchaser(s) of the subject unit.

This information is provided by Dannin Management Corporation in the capacity as Agent for the Trust. We cannot guarantee the accuracy of this information. You should verify this information through other sources.

This document is for the sole use of the lender or mortgagee and cannot be disseminated to any other party without the written consent of the Condominium Trust and Dannin Management Corporation.

DANNIN MANAGEMENT CORPORATION

By: Edward Landa, Assistant Property Manager
As Agent for The Longwood Condominium Trust