



RAIL YARD LOFTS HOMEOWNERS ASSOCIATION, INC.

To Whom it May Concern:

Enclosed is our standard Information Letter for RAIL YARD LOFTS HOMEOWNERS ASSOCIATION, INC. This form has all the information that is normally requested. We provide this form free of charge. The warrantability for FHA, VA, FNMA, FHLMC, CONV loans is dependent on each individual lender underwriting requirements.

If additional information is requested or you need your own form filled out, there will be a \$100.00 charge for this service. Please let us know if additional information is needed.

Sincerely,

Janelle Maninger.

Association Business Manager
Westwind Management Group, Inc.

15150 EAST ILIFF AVENUE
Ph (303) 369.1800

AURORA, CO 80014
Fax (303) 369.0007

www.westwindmanagement.com

RAIL YARD LOFTS HOMEOWNERS ASSOCIATION, INC.
INFORMATION LETTER

1. Project Name: **RAIL YARD LOFTS HOMEOWNERS ASSOCIATION, INC.**
Address: **3033 Blake Street, Denver, CO 80205**
2. Total number of homes in the community: **29 luxury loft condominiums**
3. Total number of homes sold and closed: **22**
4. Sold but not closed: **?**
5. Total number of homes within project occupied as:
Owner Occupied principal as of 7/10: **17**
Investment/rental/2nd home : **5**
Developer rental units: **5** (5 units owned by the developer are currently being rented out).
6. Does any one person own more than 10% of the homes? **No as of 7/10**
7. Is ownership in the project fee-simple? - **(not leasehold) Yes**
8. Do the community's recorded legal documents allow the community to be expanded by additional phases or condominiums not yet constructed? **No**
9. How many stories are in the community? **2**
10. Are the homes, common areas and facilities completed? **Not at this time.**
11. What amenities are included in the common areas? **Meeting room, mail receiving area and courtyards**
12. Is the community a conversion of a building? **Yes, a historical brick building**
13. Is the control of the Owner's Association turned over to the home purchasers? - **No**
14. Is there more than one association for the project? (Such as what is called Master or Umbrella Association) **No**
15. Is there a management company? **Yes**
Westwind Management Group, Inc.
15150 E. Iliff Ave., Aurora, CO 80014
303-369-1800 FAX: 303-369-0007
16. Amount of monthly association fee: **Varies depending upon the specific unit**
17. Special Assessments? **No**
18. Transfer fee: **\$175.00 (\$225.00 if needed within 72 hours or if an account is over 30 days delinquent)**

19. Working Capital: **2 months of maintenance fees upon the first conveyance of the condominium from the Declarant to a third party purchaser**
20. Phases: **One**
21. Any litigation against the Association? **No**
22. Insurance: **Van Gilder 303.841.9634**
23. Does the Association permit weekly or daily rentals? **No**
24. What is the present amount of the maintenance reserves for future replacement of the common areas? **\$25,593.00 as of 6/10**
25. **1** homeowner is more than 30 days or more delinquent, totaling **\$520.00 as of 6/10**

I hereby certify that the questionnaire has been answered by management to the best of our knowledge and without independent verification.

Candice TerHark

Candice TerHark
Authorized Representative

303-369-1800 Ext. 106
Phone

7/28/10