



The following list of due diligence documents are to be provided in electronic format to the Buyer within 7 business days of the PSA effective date.

1. Insurance certificates (including premiums paid) and loss runs for the past 5 year
2. Flood certificates for all buildings/parcels
3. Current title commitment
4. Rent roll current as of PSA effective date, certified and signed by Seller to be true, correct and complete in all material respects (excel format), to include:
  - a. Names of all tenants residing in unit
  - b. Rent Amount and Security Deposit Amount
  - c. Expenses paid by tenant and paid by Seller
  - d. Commencement dates and terms of the lease
  - e. Rent or other concessions
  - f. Any other pertinent data
5. Delinquency and Prepaid rent report (if not provided in rent roll)
6. All current tenant leases and amendments
7. Monthly bank statements for the last 12 months
8. Previous 2 years tax returns for current ownership entity
9. Trailing 12 months income and expenses (monthly)
10. Previous ALTA survey (or any other survey) along with survey affidavit where owner certifies that no material changes have been made since the last survey
11. Copies of any environmental, pest and termite, structural, mechanical or engineering reports in Seller's possession prepared by third parties with respect to the property
12. All written warranties and guaranties
13. Owner-paid utility bills for last 12 months
14. Copies of all certificates of occupancy for each building
15. Real Estate Property Tax statements for last 2 years
16. List of units where tenant is active duty military, a student, section 8/HUD tenant or subject to any other subsidized housing voucher
17. Copy of the most recent loan payment coupon or statement for the existing loan
18. Copies of any written notice of any uncured violations received by Seller from any federal, state, or local governmental authority or agency related to the Property during the past 3 years
19. List of all capital expenditures for the last 2 years to include scope of work, amount paid, any contracts with vendors, any permits and the date work was completed
20. All service, maintenance and/or management contracts pertaining to the property to include but not limited to:
  - a. Property management
  - b. Grounds keeping
  - c. Coin-operated laundry (if any)
  - d. Pest control
  - e. Maintenance
  - f. Fire Protection
21. Any other document, whether public information or otherwise, that would affect the value of the property or be useful to property operations