



The Condo Clearance Check

5 questions to ask before you write an offer on a South Florida condo. Tick each item as you get the answer.

1 Is the project FHA- or VA-approved, or will it need a conventional (warrantable) review or an FHA single-unit approval?

- ☐ Checked HUD's FHA list and VA's condo report for the project (and phase)
- ☐ Asked whether the association will complete the lender's condo questionnaire, and its fee and turnaround
- ☐ Confirmed the buyer's loan type (FHA, VA, conventional) works for this building

Red flags: An FHA or VA buyer, and the project isn't approved (HUD shows Rejected, Expired or Withdrawn, or no record); The association or management company won't complete a lender questionnaire.

2 Has the association completed its milestone inspection and structural integrity reserve study (SIRS), and are any special assessments planned?

- ☐ Requested the milestone inspection report summary (phase 1, and phase 2 if required)
- ☐ Requested the most recent SIRS and the date it was completed
- ☐ Asked for a list of current or planned special assessments: purpose, amount, remaining balance, payoff date

Red flags: Phase 2 found substantial structural deterioration and repairs haven't been scheduled or started; A special assessment for critical repairs where the issue isn't fixed yet; An evacuation order, or a failed mandatory structural inspection.

3 Does the association's budget fund reserves the way current Florida law and the loan program require?

- ☐ Got the current annual budget and the reserve line items
- ☐ Asked whether owners voted to waive or reduce any reserves
- ☐ Asked the current reserve balance and the next planned dues increase

Red flags: Reserves for SIRS items waived or underfunded; Reserve allocation under 10% of the budget with no acceptable reserve study (conventional Full Review).

4 What do the master policy, the buyer's HO-6 and flood insurance look like?

- ☐ Got the master policy declarations page (property and wind, deductibles, and flood if applicable)
- ☐ Checked the FEMA flood zone for the building
- ☐ Got HO-6 (and flood, if needed) quotes for the buyer early

Red flags: Master policy lapsed, cancelled, or not available in writing; A high-risk flood zone with no building flood policy in place.

5 Is the association in litigation, and does the building have rental, commercial-space or single-owner issues?

- ☐ Asked whether the association is a party to any lawsuit or pre-litigation (mediation, arbitration)
- ☐ Asked about commercial space, short-term rental rules and any leasing limits
- ☐ Asked whether any one owner or investor holds a large share of the units

Red flags: Litigation over structural, safety or habitability issues; More than 35% commercial space, or hotel-style operations and rental pooling; One owner holding more than 20% of the units (21+ unit projects).

Building: _____ Unit: _____ Loan type: FHA / VA / Conventional / Other _____

Sources (checked October 17, 2026): HUD FHA condo search; VA condo report; Fannie Mae Selling Guide B4-2.1-03 and B4-2.2-01; Florida Statutes 553.899 and 718.112; FEMA Flood Map Service Center. Guidelines vary by program and lender; the lender's project review decides. Full version with links: callkareme.com/condo-hub/clearance-check/

Send me the building: call or text (954) 913-7865

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