

**FEASIBILITY CHECKLIST FOR JUDICIAL FORECLOSURE  
OR RECEIVERSHIP**

Date: \_\_\_\_\_

Name of Property Owner: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Status of the property:

- Vacant
- Occupied by Owner
- Occupied by Tenant
- In foreclosure by Lender

Current address of the owner (if the owner does not reside in the property): \_\_\_\_\_

Assessments presently due: \$ \_\_\_\_\_ (attach ledger)

Current monthly/quarterly/bi-annual/annual assessment: \$ \_\_\_\_\_ (*circle the applicable period*):

Late charge: \$ \_\_\_\_\_

Current interest rate charge: \_\_\_\_\_

Other collection charges, if any (*specify*): \_\_\_\_\_

Provide date "notice of lien" was recorded (*attach a copy of the notice of lien*)

Estimated current market value of the property: \_\_\_\_\_

Discounted market value of the property (*a discount of 30% of the estimated current market value*): \_\_\_\_\_

Estimated balance and date of origination of any existing first deed of trust: \_\_\_\_\_

Collection efforts of the Association to date: (general description)

Is the Property currently in rentable condition?  Yes  No  Unknown

If "no" or "unknown" what improvements need to be made and at what estimated cost?

Current estimated monthly rental value is: \$ \_\_\_\_\_

Please return this checklist to us for a free determination as to whether an Association lien foreclosure is an option for the collection of delinquent assessments on this Property.

**Orten Cavanagh Richmond & Holmes, LLC**  
**Community Association Attorneys**

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