

ENVIRONMENTAL QUESTIONNAIRE

Persons to be Questioned – The following questions should be asked of

- the current owner of the property
- any commercial occupant of the property (residential occupants do not need to be asked the questions)
- any other occupant likely to be using, treating, generating, storing or disposing of hazardous substances or petroleum products on or from the property.

The preparer should ask each person to answer all questions to the best of the respondent's actual knowledge and in good faith. When completing the site visit portion of the questionnaire the preparer should be sure to observe the property and the buildings and other structures on the property. All questions should be answered as indicated in the form. The 5-50SM Manual provides further details on the appropriate use of this questionnaire.

	QUESTION	LENDER/SERVICER OR OBSERVED DURING SITE VISIT	OWNER	OCCUPANTS
1.	Is the <i>property</i> or any <i>adjoining property</i> used for an industrial use?	Yes _____ No _____ Unknown _____	Yes _____ No _____ Unknown _____	Yes _____ No _____ Unknown _____
2.	To the best of your knowledge, has the <i>property</i> or any <i>adjoining property</i> been used for an industrial use in the past?	Yes _____ No _____ Unknown _____	Yes _____ No _____ Unknown _____	Yes _____ No _____ Unknown _____

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3.	Is the <i>property</i> or any <i>adjoining property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____
4.	To the best of your knowledge has the <i>property</i> or any <i>adjoining property</i> been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____
5.	Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automobile or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____
6.	Are there currently, or to the best of your knowledge have there been previously, any industrial <i>drums</i> (typically 55 gal [208 L]) or sacks of chemicals located on the property or at the facility?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____
7.	Has <i>fill dirt</i> been brought onto the property that originated from a contaminated site or that is of an unknown origin?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____

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8.	Are there currently, or to the best of your knowledge have there been previously, any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____
9.	Is there currently, or to the best of your knowledge have there been previously, any stained soil on the <i>property</i> ?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____
10.	Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____
11.	Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> adjacent to any structure located on the <i>property</i> ?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____
12.	Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____
13.	If the <i>property</i> is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated contaminated by any government environmental/health agency?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____

	QUESTION	LENDER/SERVICER OR OBSERVED DURING SITE VISIT	OWNER	OCCUPANTS
14.	Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to the past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes _____ No _____ Unknown _____	Yes _____ No _____ Unknown _____	Yes _____ No _____ Unknown _____
15.	Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past or current existence of <i>hazardous substances</i> or petroleum <i>products</i> or environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes _____ No _____ Unknown _____	Yes _____ No _____ Unknown _____	Yes _____ No _____ Unknown _____
16.	Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any environmental site assessment of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or petroleum <i>products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	Yes _____ No _____ Unknown _____	Yes _____ No _____ Unknown _____	Yes _____ No _____ Unknown _____
17.	Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or petroleum <i>products</i> involving the <i>property</i> by any owner or occupant of the <i>property</i> ?	Yes _____ No _____ Unknown _____	Yes _____ No _____ Unknown _____	Yes _____ No _____ Unknown _____
18.	Does the <i>property</i> discharge wastewater on or adjacent to the <i>property</i> other than stormwater into a sanitary sewer system?	Yes _____ No _____ Unknown _____	Yes _____ No _____ Unknown _____	Yes _____ No _____ Unknown _____

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19.	To the best of you knowledge, have any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the <i>property</i> ?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____
20.	Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's on the <i>property</i> ?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____
Government Records/Historical Sources Inquiry				
21.	Do any of the following Federal government record systems list the property or any property within the circumference of areas noted below:			
	<input type="checkbox"/> National Priorities List – within 1.0 mile (1.6km)?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	
	<input type="checkbox"/> RCRA TSD Facilities – within 1.0 mile (1.6km)?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	
22.	Do any of the following state record systems list the property or any property within the circumference of areas noted below:			
	<input type="checkbox"/> List maintained by the state environmental agency of hazardous waste sites identified for investigation or remediation that is the state agency equivalent to the NPL – within approximately 1.0 mile (1.6km)?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	

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	<input type="checkbox"/> List maintained by the state environmental agency of hazardous waste sites identified for investigation or remediation that is the state agency equivalent to CERCLIS – within 0.5 mile (0.8km)?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	
	<input type="checkbox"/> Leaking Underground Storage Tank (LUST) List – within 0.5 mile (0.8km)?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	
	<input type="checkbox"/> Solid Waste /Landfill Facility – within 0.5 mile (0.8km)?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	
23.	Based upon a review of <i>fire insurance maps</i> or consultation with the local fire department serving the <i>property</i> , all as specified in the guide, are there any buildings or other improvements on the <i>property</i> or on an <i>adjoining property</i> identified as having been used for an industrial use or uses likely to lead to contamination of the <i>property</i> ?	Yes _____ No _____ Unknown ____	Yes _____ No _____ Unknown ____	

The **preparer** of this form must complete the following required information.

This questionnaire was completed by:

Name:	_____
Title:	_____
Firm:	_____
Address:	_____ _____
Phone Number:	_____
Date:	_____

If the preparer is different than the user, complete the following:

Name of User:	_____
Address of User:	_____ _____
Phone Number of User:	_____
Relationship of Preparer to Site:	_____
Relationship of Preparer to User	____ Principal ____ Employee ____ Agent ____ Consultant ____ Other: _____

Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed or misstated.

Date: _____

Name: _____
Title: _____

PHASE II ENVIRONMENTAL ASSESSMENT
Property Log

Fannie Mae Commitment # _____

Property Address _____

Borrower Address _____

Borrower Phone _____

Lender Company Name _____

Individual Lender
Underwriter _____

Environmental
Assessor
(Consultant) _____

Firm Name and Address _____

Assessor Phone _____

Date Assessment Completed _____

Assessment Results _____

Results Summary & Recommendation

- Phase II Assessment Results: (Check results for each applicable hazard. Put "N/A" for those hazards not requiring a Phase II Assessment)

<u>Hazard</u>	<u>Acceptable</u>	Acceptable Requires <u>O&M</u>	<u>Fail</u>	Fail, Possibly <u>Remedy</u>
Asbestos	_____	_____	_____	_____
PCB	_____	_____	_____	_____
Radon	_____	_____	_____	_____
UST	_____	_____	_____	_____
Waste Sites	_____	_____	_____	_____
Lead-Based Paint	_____	_____	_____	_____
Other	_____	_____	_____	_____

- Attach a brief explanation for each hazard that is acceptable but requires O&M actions. What actions are required and how should they be performed?
- Attach a brief explanation for each hazard that failed but could be corrected with remedial actions. What actions are required and how should they be performed?
- Comments:

Signature: _____

Date: _____