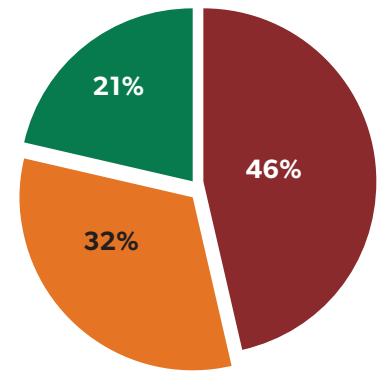


# Appendix II

## Survey - March 2017

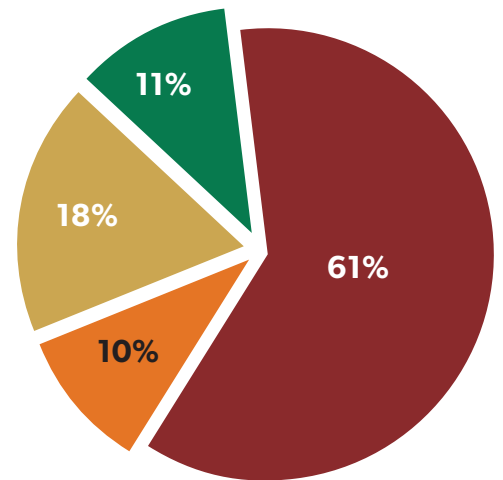
Q1 - Generally speaking, do you feel that things in Nevada are headed in the right direction, or do you feel that we have gotten off track and are headed in the wrong direction?

Base .....	501
Right Direction .....	46%
Wrong Direction .....	32%
Unsure .....	21%
Refused .....	*



Q2 - Generally speaking, do you feel that Nevada's housing market is in better shape, worse shape, or about the same shape that it was in five years ago?

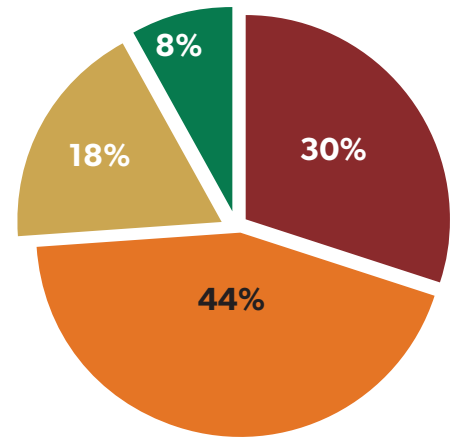
Base .....	501
Better Shape .....	61%
Worse Shape .....	10%
About The Same Shape .....	18%
Unsure .....	11%
Refused .....	*



For questions 3-6, I'm going to read you the names of some individuals who have been mentioned in the news recently. For each one, please tell me whether you have heard of that person and if so, whether you have a favorable or unfavorable impression of them. If you do not recognize the name, just say so.

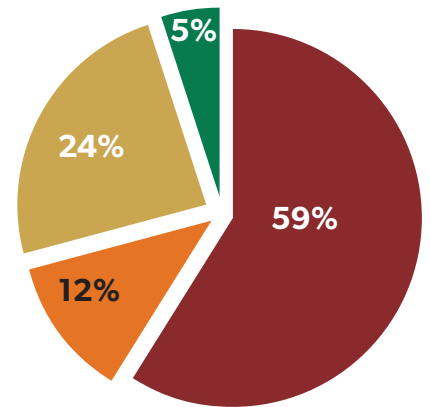
Q3 - Name ID: Homeowners' Associations

Base .....	501
Know / Favorable .....	30%
Know / Unfavorable .....	44%
Know / No Opinion .....	18%
Never Heard Of .....	8%
Refused .....	*



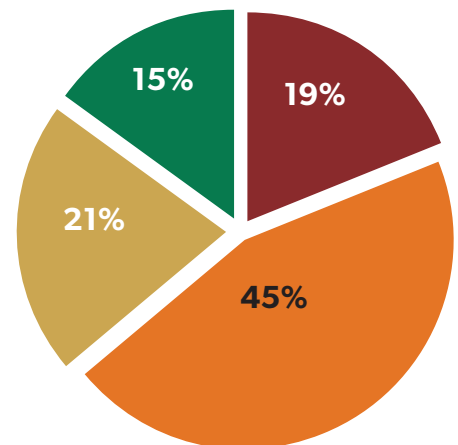
Q4 - Name ID: Realtors®

Base .....	501
Know / Favorable .....	59%
Know / Unfavorable .....	12%
Know / No Opinion .....	24%
Never Heard Of .....	5%
Refused .....	*



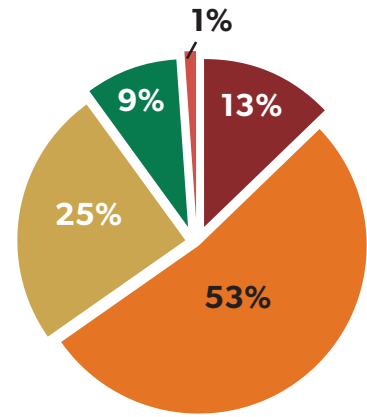
Q5 - Name ID: Homeowners' Association Management Companies

Base .....	501
Know / Favorable .....	19%
Know / Unfavorable .....	45%
Know / No Opinion .....	21%
Never Heard Of .....	15%
Refused .....	*



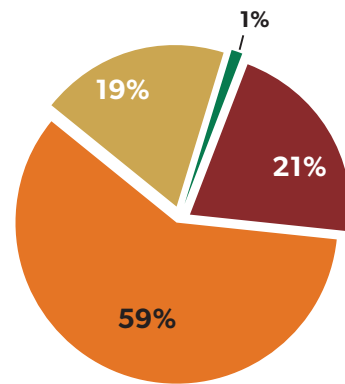
Q6 - Name ID: Debt Collection Companies

Base .....	501
Know / Favorable .....	13%
Know / Unfavorable .....	53%
Know / No Opinion .....	25%
Never Heard Of .....	9%
Refused .....	1%



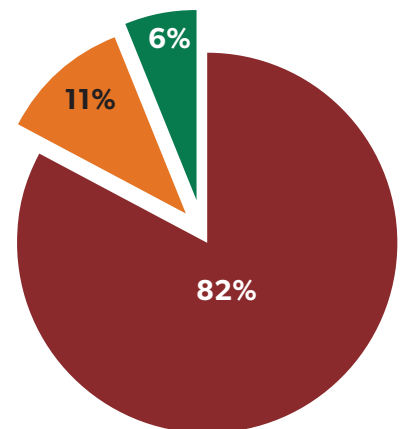
Q7 - Do you feel homeowners' associations give their members good value for their money, or do you feel that HOAs are more interested in collecting dues and not serving their members?

Base .....	501
Good Value For Money .....	21%
Care More About Collecting Dues .....	59%
Unsure .....	19%
Refused .....	1%



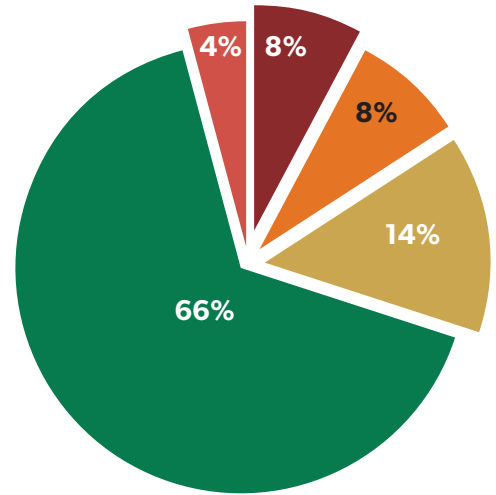
Q8 - When a property owner fails to pay their mortgage payments and homeowners' association dues, both the mortgage lender and the homeowners' association can foreclose on the property. If you had to choose one, which of these two should take ownership of a property that is in foreclosure: The mortgage lender, who loaned out the money that was needed to purchase the home in the first place, or the homeowners' association, who pays to take care of the property and whose members suffer from lower property values due to the foreclosure?

Base .....	501
Mortgage lender .....	82%
Homeowners' Association .....	11%
Unsure .....	6%
Refused .....	*



Q9 - Right now in Nevada, a homeowners' association can start foreclosure proceedings on a home if the owner has not kept up with their association dues. Do you support or oppose homeowners' associations having the power to foreclose on homes over unpaid association dues?

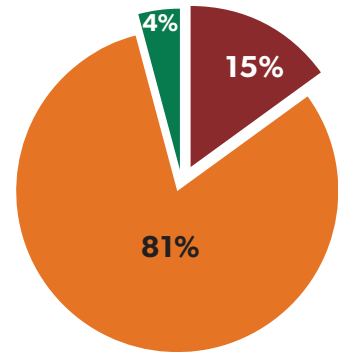
Base .....	501
Strongly support .....	8%
Somewhat support .....	8%
Somewhat oppose .....	14%
Strongly oppose .....	66%
Unsure .....	4%
Refused .....	*



\* "cat" stands for categorized. Cat adds the "strongly" and "somewhat support" together and the "strongly" and "somewhat oppose" together. This will provide an overall view of the support and opposition to a question.

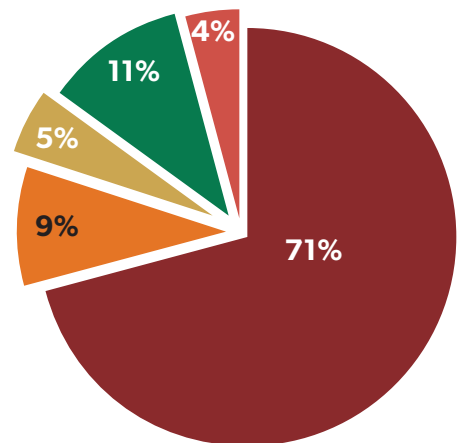
Q9cat\* - Right now in Nevada, a homeowners' association can start foreclosure proceedings on a home if the owner has not kept up with their association dues. Do you support or oppose homeowners' associations having the power to foreclose on homes over unpaid association dues?

Base .....	501
Support .....	15%
Oppose .....	81%
Unsure .....	4%
Refused .....	*



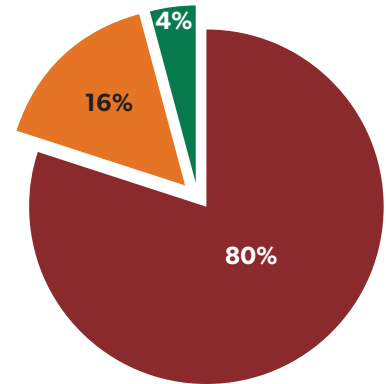
Q10 - Some HOA management companies own their own collection agency and charge residents collection fees on top of unpaid HOA dues. These additional costs increase until residents are unable to pay, allowing the HOA management company to foreclose on the property. In other words, the HOA management company and the HOA collection agency, which can have the same owners, both make money off the foreclosure. Do you agree or disagree that the Nevada legislature should pass a law prohibiting HOA management companies from also owning and operating their own HOA collection agencies?

Base .....	501
Strongly Agree .....	71%
Somewhat Agree .....	9%
Somewhat Disagree .....	5%
Strongly Disagree .....	11%
Unsure .....	4%
Refused .....	*



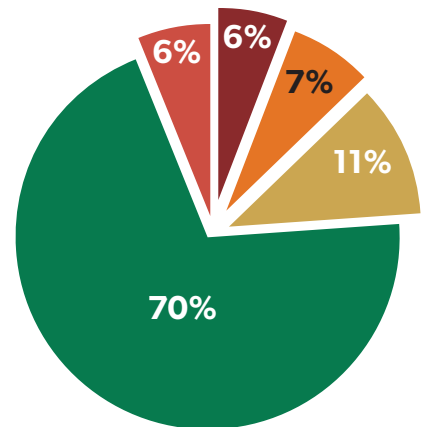
Q10cat\* - Some HOA management companies own their own collection agency and charge residents collection fees on top of unpaid HOA dues. These additional costs increase until residents are unable to pay, allowing the HOA management company to foreclose on the property. In other words, the HOA management company and the HOA collection agency, which can have the same owners, both make money off the foreclosure. Do you agree or disagree that the Nevada legislature should pass a law prohibiting HOA management companies from also owning and operating their own HOA collection agencies?

Base .....	501
Agree .....	80%
Disagree .....	16%
Unsure .....	4%
Refused .....	*



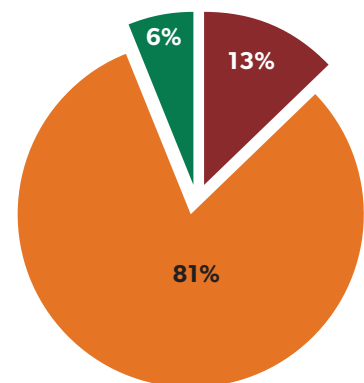
Q11 - Homeowner Associations are able to sell properties that they foreclosed on for only the amount of unpaid HOA dues, which is a fraction of the value of the home. On average, an HOA foreclosure in Clark County sells at a 42% discount and in Washoe County they sell at a 90% discount. Knowing that, do you support or oppose homeowners' associations having the power to foreclose on homes over unpaid association dues?

Base .....	501
Strongly Support .....	6%
Somewhat Support .....	7%
Somewhat Oppose .....	11%
Strongly Oppose .....	70%
Unsure .....	6%
Refused .....	*



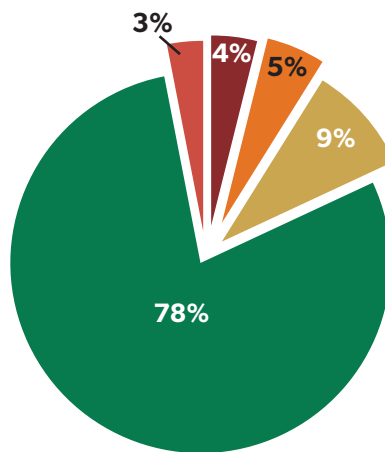
Q11cat - Homeowner Associations are able to sell properties that they foreclosed on for only the amount of unpaid HOA dues, which is a fraction of the value of the home. On average, an HOA foreclosure in Clark County sells at a 42% discount and in Washoe County they sell at a 90% discount. Knowing that, do you support or oppose homeowners' associations having the power to foreclose on homes over unpaid association dues?

Base .....	501
Support .....	13%
Oppose .....	81%
Unsure .....	6%
Refused .....	*



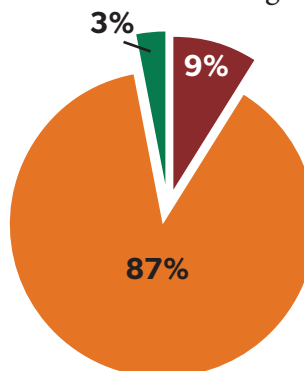
Q12 - Additionally, an HOA can foreclose on a property and be given what's called a "super priority" over a mortgage lender. That is, a home can be foreclosed on and taken over by an HOA, and the lender that owns the mortgage must pursue its loss for the house from the previous owner, while the HOA sells the home to an investor. Knowing this, do you support or oppose homeowners' associations having the power to foreclose on homes over unpaid association dues?

Base .....	501
Strongly Support .....	4%
Somewhat Support .....	5%
Somewhat Oppose .....	9%
Strongly Oppose .....	78%
Unsure .....	3%
Refused .....	*



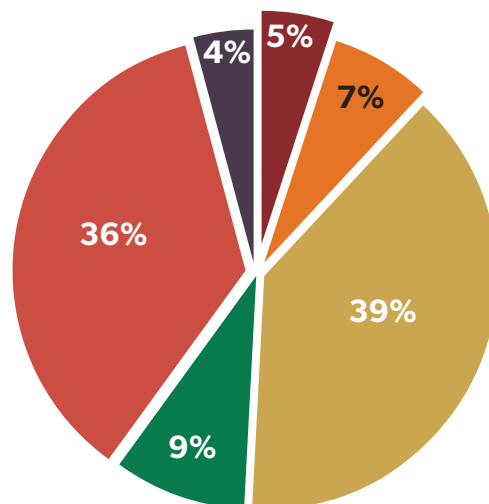
Q12cat - Additionally, an HOA can foreclose on a property and be given what's called a "super priority" over a mortgage lender. That is, a home can be foreclosed on and taken over by an HOA, and the lender that owns the mortgage must pursue its loss for the house from the previous owner, while the HOA sells the home to an investor. Knowing this, do you support or oppose homeowners' associations having the power to foreclose on homes over unpaid association dues?

Base .....	501
Support .....	9%
Oppose .....	87%
Unsure .....	3%
Refused .....	*



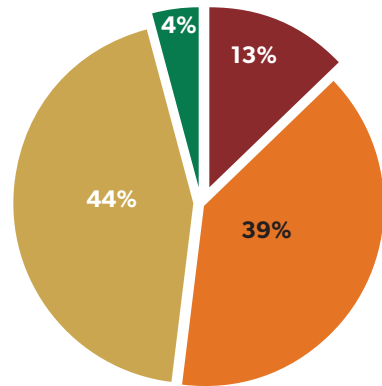
Q13 - People who support giving HOAs this "super priority" over lenders say that associations need to have the power to foreclose on homes because when owners don't pay association dues, the association must raise dues on other owners or cut services. They say that giving HOAs "super priority" is essential to keeping dues affordable for everybody and raising property values. Would knowing that make you much (more/less) likely or somewhat (more/less) likely to support homeowners' associations having the power to foreclose on homes over unpaid association dues, or would it make no difference?

Base .....	501
Much More Likely .....	5%
Somewhat More Likely .....	7%
Makes No Difference .....	39%
Somewhat Less Likely .....	9%
Much Less Likely .....	36%
Unsure .....	4%
Refused .....	*



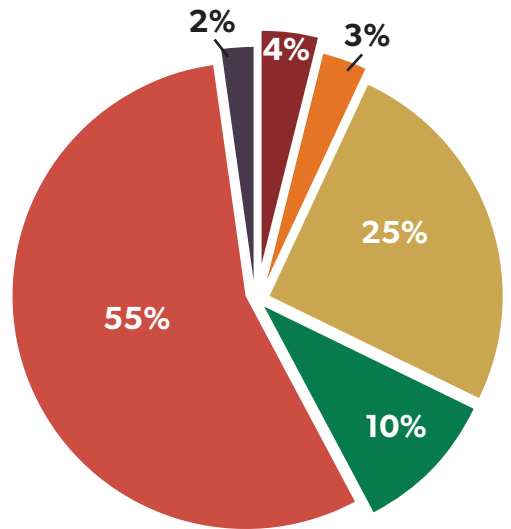
Q13cat - People who support giving HOAs this “super priority” over lenders say that associations need to have the power to foreclose on homes because when owners don’t pay association dues, the association must raise dues on other owners or cut services. They say that giving HOAs “super priority” is essential to keeping dues affordable for everybody and raising property values. Would knowing that make you much (more/less) likely or somewhat (more/less) likely to support homeowners' associations having the power to foreclose on homes over unpaid association dues, or would it make no difference?

Base .....	501
More Likely .....	13%
Makes No Difference .....	39%
Less Likely .....	44%
Unsure .....	4%
Refused .....	*



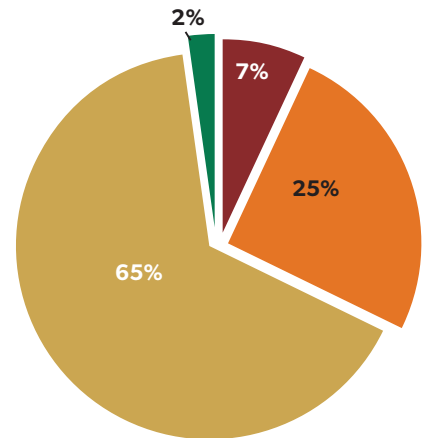
Q14 - People who oppose giving homeowners' associations this “super priority” over lenders say it is bad for Nevada’s economy, and that fewer Nevadans will be able to receive the financing they need to buy a home if HOAs have this power. That is because lenders will not do business in Nevada if HOAs have priority in foreclosure proceedings, and when residents cannot get loans, they will not be able to buy a home. Would knowing that make you much (more/less) likely or somewhat (more/less) likely to support homeowners' associations having the power to foreclose on homes over unpaid association dues, or would it make no difference?

Base .....	501
Much More Likely .....	4%
Somewhat More Likely .....	3%
Makes No Difference .....	25%
Somewhat Less Likely .....	10%
Much Less Likely .....	55%
Unsure .....	2%
Refused .....	*



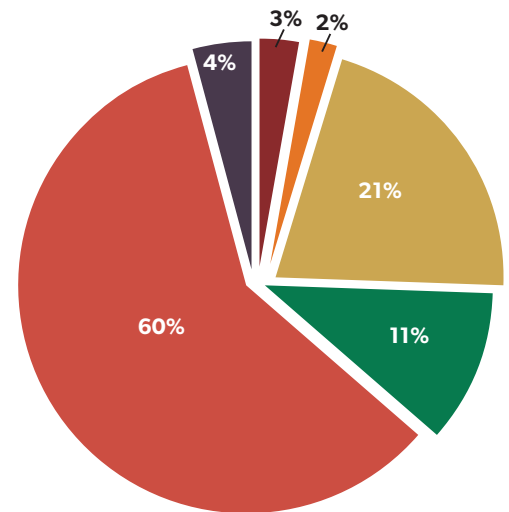
Q14cat - People who oppose giving homeowners' associations this "super priority" over lenders say it is bad for Nevada's economy, and that fewer Nevadans will be able to receive the financing they need to buy a home if HOAs have this power. That is because lenders will not do business in Nevada if HOAs have priority in foreclosure proceedings, and when residents cannot get loans, they will not be able to buy a home. Would knowing that make you much (more/less) likely or somewhat (more/less) likely to support homeowners' associations having the power to foreclose on homes over unpaid association dues, or would it make no difference?

Base .....	501
More Likely .....	7%
Makes No Difference .....	25%
Less Likely .....	65%
Unsure .....	2%
Refused .....	*



Q15 - The Federal Housing Finance Administration, which offers home loans to many Nevada homeowners, has said that they may stop offering mortgages in Nevada if HOAs are allowed to keep this "super priority" power, which would make it more difficult to find financing for a home. Would knowing that make you much (more/less) likely or somewhat (more/less) likely to support homeowners' associations having the power to foreclose on homes over unpaid association dues, or would it make no difference?

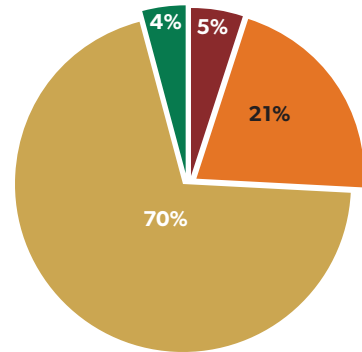
Base .....	501
Much More Likely .....	3%
Somewhat More Likely .....	2%
Makes No Difference .....	21%
Somewhat Less Likely .....	11%
Much Less Likely .....	60%
Unsure .....	4%
Refused .....	*





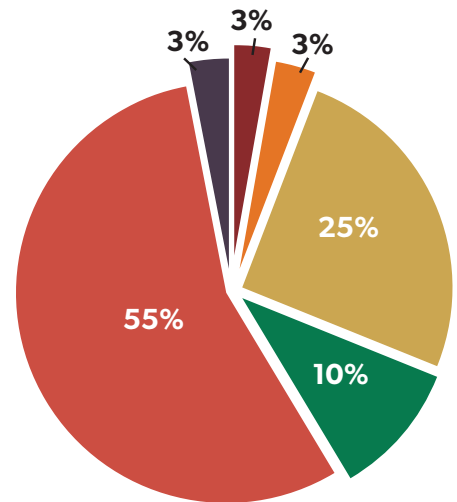
Q15cat - The Federal Housing Finance Administration, which offers home loans to many Nevada homeowners, has said that they may stop offering mortgages in Nevada if HOAs are allowed to keep this “super priority” power, which would make it more difficult to find financing for a home. Would knowing that make you much (more/less) likely or somewhat (more/less) likely to support homeowners' associations having the power to foreclose on homes over unpaid association dues, or would it make no difference?

Base .....	501
More Likely .....	5%
Makes No Difference .....	21%
Less Likely .....	70%
Unsure .....	4%
Refused .....	*



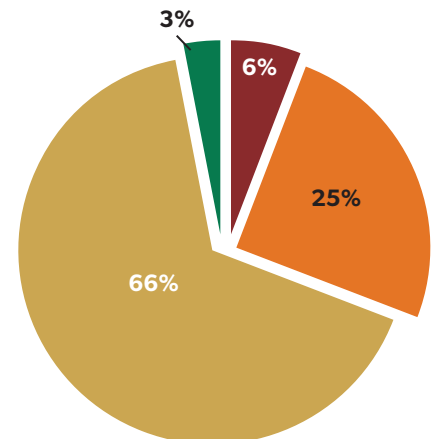
Q16 - Some lenders have taken additional measures in Nevada to protect against the potential risk of HOAs foreclosing on properties because of their “super priority” status. This results in higher mortgage costs for residents. Would knowing that make you much (more/less) likely or somewhat (more/less) likely to support homeowners' associations having the power to foreclose on homes over unpaid association dues, or would it make no difference?

Base .....	501
Much More Likely .....	3%
Somewhat More Likely .....	3%
Makes No Difference .....	25%
Somewhat Less Likely .....	10%
Much Less Likely .....	55%
Unsure .....	3%
Refused .....	*



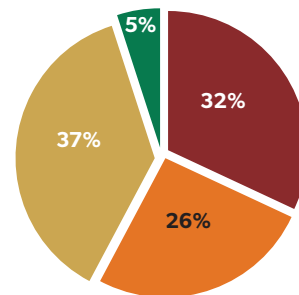
Q16cat - Some lenders have taken additional measures in Nevada to protect against the potential risk of HOAs foreclosing on properties because of their “super priority” status. This results in higher mortgage costs for residents. Would knowing that make you much (more/less) likely or somewhat (more/less) likely to support homeowners' associations having the power to foreclose on homes over unpaid association dues, or would it make no difference?

Base .....	501
More Likely .....	6%
Makes No Difference .....	25%
Less Likely .....	66%
Unsure .....	3%
Refused .....	*



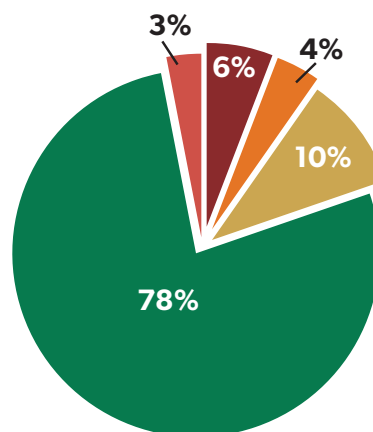
Q17 - The Nevada Supreme Court and the U.S. 9th District Court have heard lawsuits regarding the HOA super priority lien status, but the rulings conflict with each other. Because of this, several HOAs are now involved in lawsuits and the HOAs claim they are unable to pay for legal fees, unless they drastically increase HOA dues or, if the legislature passes a law to allow HOAs to declare bankruptcy. In your opinion, should the legislature pass a law allowing HOAs to declare bankruptcy to avoid paying legal fees, or should HOAs apply "special assessment" dues to homeowners to cover the costs of the legal fees?

Base .....	501
Bankruptcy .....	32%
Special Assessments .....	26%
Unsure .....	37%
Refused .....	5%



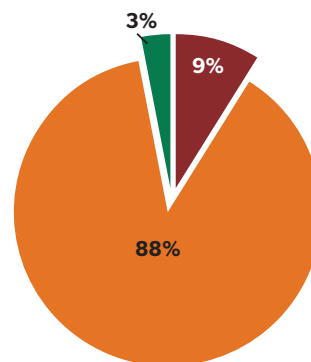
Q18 - Knowing all of these things, do you support or oppose homeowners' associations having the power to foreclose on homes over unpaid association dues?

Base .....	501
Strongly Support .....	6%
Somewhat Support .....	4%
Somewhat Oppose .....	10%
Strongly Oppose .....	78%
Unsure .....	3%
Refused .....	*



Q18cat - Knowing all of these things, do you support or oppose homeowners' associations having the power to foreclose on homes over unpaid association dues?

Base .....	501
Support .....	9%
Oppose .....	88%
Unsure .....	3%
Refused .....	*



Q19 - Do you currently pay dues to a homeowners' association as part of your costs of owning a home?

Base .....	501
Pays Dues To HOA .....	46%
Does Not Pay Dues To HOA .....	53%
Unsure .....	*
Refused .....	*

