



## **Announcement 15-17W**

### **Guideline Updates and Changes**

Effective April 25, 2017:

The following areas of Mortgage Solutions' guidelines have been updated. All changes and additions appear in **red**.

## **CONV**

### **Disaster Areas**

- DU CONVENTIONAL
  - Any property area located in a FEMA declared disaster area requiring individual assistance or as determined by MSF
    - Property search see <http://www.disasterassistance.gov/>
  - The disaster policy should be followed during an ongoing disaster and up to 90 days from the FEMA declaration date
  - Properties with an appraisal effective date after the date of the disaster require no further documentation
  - Properties with an appraisal effective date prior to the date of the disaster, appraiser to provide a 2075 drive-by, 2055 drive-by, 1004D update/completion report or catastrophic disaster area property inspection report to verify home is not affected
  - Any damage that affects health, safety, habitability, soundness, or structural integrity must be repaired and a new full appraisal will be required
  - **The following photo requirements apply to all disaster inspection types:**
    - **Front of subject**
    - **Address verification (house number and street sign)**
    - **Subject property visible damage**
    - **Street scene**
  - **For condos, a photo of the lobby is required in addition to a photo of the building. If the inspector cannot enter the building for any reason (such as, safety, extensive damage, etc.), other options are available in lieu of a photo of the lobby. The inspector may take a photo of the lobby through the front window or take a photo of the lobby from as close as possible. If these options are not available, the inspector can comment about what is visible from the outside of the building and whether it was likely that any damage may have occurred to the interior.**
- DU REFI PLUS
  - Follow Fannie Mae Guidelines
- LP CONVENTIONAL
  - Any property area located in a FEMA declared disaster area requiring individual assistance or as determined by MSF
    - Property search see <http://www.disasterassistance.gov/>

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- LP OPEN ACCESS
  - Follow Freddie Mac Guidelines

# FHA

## Disaster Areas

- ~~CASE NUMBERS ON OR BEFORE SEPTEMBER 13, 2015~~
  - ~~Any property area located in a FEMA declared disaster area requiring individual assistance or as determined by MSF~~
    - ~~Property search see <http://www.disasterassistance.gov/>~~
  - ~~The disaster policy should be followed during an ongoing disaster and up to 90 days from the FEMA declaration date~~
  - ~~Properties with an appraisal effective date after the date of the disaster require no further documentation~~
  - ~~Properties with an appraisal effective date prior to the date of the disaster, appraiser to provide a 2075 drive-by, 2055 drive-by, 1004D update/completion report or catastrophic disaster area property inspection report to verify home is not affected~~
  - ~~Any damage that affects health, safety, habitability, soundness, or structural integrity must be repaired and a new full appraisal will be required~~
- CASE NUMBERS ON OR AFTER SEPTEMBER 14, 2015
  - Any property area located in a FEMA declared disaster area requiring individual assistance or as determined by MSF
    - Property search see <http://www.disasterassistance.gov/>
  - Follow FHA Guidelines
  - The following photo requirements apply to all disaster inspection types:
    - Front of subject
    - Address verification (house number and street sign)
    - Subject property visible damage
    - Street scene
  - For condos and co-ops, a photo of the lobby is required in addition to a photo of the building. If the inspector cannot enter the building for any reason (such as, safety, extensive damage, etc.), other options are available in lieu of a photo of the lobby. The inspector may take a photo of the lobby through the front window or take a photo of the lobby from as close as possible. If these

options are not available, the inspector can comment about what is visible from the outside of the building and whether it was likely that any damage may have occurred to the interior.

# VA

## Disaster Areas

- Any property area located in a FEMA declared disaster area requiring individual assistance or as determined by MSF
  - Property search see <http://www.disasterassistance.gov/>
  - The disaster policy should be followed during an ongoing disaster and up to 90 days from the FEMA declaration date
- 2055 drive-by, a 2075 drive-by appraisal or a catastrophic disaster area property inspection report to verify home is not affected is required for any property located in a declared disaster area requiring individual assistance or as determined by MSF
- The following photo requirements apply to all disaster inspection types:
  - Front of subject
  - Address verification (house number and street sign)
  - Subject property visible damage
  - Street scene
- For condos and co-ops, a photo of the lobby is required in addition to a photo of the building. If the inspector cannot enter the building for any reason (such as, safety, extensive damage, etc.), other options are available in lieu of a photo of the lobby. The inspector may take a photo of the lobby through the front window or take a photo of the lobby from as close as possible. If these options are not available, the inspector can comment about what is visible from the outside of the building and whether it was likely that any damage may have occurred to the interior.

# USDA

## Disaster Areas

- Any property area located in a FEMA declared disaster area requiring individual assistance or as determined by MSF
  - Property search see <http://www.disasterassistance.gov/>
- The disaster policy should be followed during an ongoing disaster and up to 90 days from the FEMA declaration date
- Properties with an appraisal effective date after the date of the disaster require no further documentation
- Properties with an appraisal effective date prior to the date of the disaster, appraiser to provide a 2075 drive-by, 2055 drive-by, 1004D update/completion report or catastrophic disaster area property inspection report to verify home is not affected
- The following photo requirements apply to all disaster inspection types:
  - Front of subject
  - Address verification (house number and street sign)
  - Subject property visible damage
  - Street scene
- For condos and co-ops, a photo of the lobby is required in addition to a photo of the building. If the inspector cannot enter the building for any reason (such as, safety, extensive damage, etc.), other options are available in lieu of a photo of the lobby. The inspector may take a photo of the lobby through the front window or take a photo of the lobby from as close as possible. If these options are not available, the inspector can comment about what is visible from the outside of the building and whether it was likely that any damage may have occurred to the interior.
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