

Disaster Area Property Re-Inspection Requirements

Please use the following tables to determine property re-inspection requirements on properties located in a declared disaster area:

Transactions with Appraisal			
Program	Appraisal Date	Property Inspection Date	Property Re-Inspection Types
All Programs *	If the appraisal date is on or before the Incident End Date, including disasters where an Incident End Date has not yet been declared	May be prior to the declared Incident End Date	Acceptable re-inspections types: <ul style="list-style-type: none"> Property Inspection Form (Form 2075) Appraisal Update and/or completion form (Form 1004D) Disaster inspection completed by a 3rd party

* **Important Note:** VA Loans closed *after* the Incident start date- a signed lender certification and signed borrower certification must be provided in addition to the inspection requirements above (Note: If the seller is the Lender, a Seller's Certification inspection type might meet the Lender Cert. requirement)

Transactions with Appraisal Waiver		
Program	Appraisal is Required	Property Re-Inspection is Required
Fannie Mae Freddie Mac	Loans with a Note Date on or after the Incident End Date: <ul style="list-style-type: none"> If the Note Date is on or within 90 days after the Incident End Date, an appraisal is required If the Note Date is more than 90 days after the Incident End Date, an appraisal waiver is acceptable 	Loans with a Note Date before the Incident End Date, or for which an End Date has not been declared: Acceptable re-inspections types: <ul style="list-style-type: none"> Property Inspection Form (Form 2075) Appraisal Update and/or completion form (Form 1004D) Disaster inspection completed by a 3rd party

Government Loans - Transactions without Appraisal			
Program	Applies to	Property Re-Inspection	Property Re-Inspection Types
FHA	FHA Streamline	Loans with a Note Date before the Incident End Date, or for which an End Date has not been declared (continuing) -or-	Acceptable re-inspections types: <ul style="list-style-type: none"> Property Inspection Form (Form 2075) Appraisal Update and/or completion form (Form 1004D) Disaster inspection completed by a 3rd party Interior Inspection photos required with re-inspection on loans without an appraisal
VA	VA IRRRL		
USDA	USDA Streamline	Loans with a Note Date on or after the Incident End Date where the Note Date is on or within 90 days after the Incident End Date	

Important Note: *Seller Reps and Warrants, for property condition at the time of Loan Purchase, applies to all loans sold to FCM*