

Disaster Announcement

Updated December 24, 2024



first community mortgage

On September 28, 2024, the Federal Emergency Management Agency (FEMA) declared federal disaster aid, with individual assistance, has been made available to 25 counties in North Carolina as outlined below:

Update: On December 20, 2024, FEMA provided an Incident Period End Date

Announcement ID	DA-24-38.3
State:	North Carolina
Description:	Tropical Storm Helene
Incident Start Date:	9/25/2024
Incident End Date:	12/18/2024
FEMA Declared Date:	September 28, 2024
FEMA ID:	DR-4827

Alexander	Alleghany	Ashe	Avery	Buncombe	Burke
Caldwell	Catawba	Clay	Cleveland	Gaston	Haywood
Henderson	Jackson	Lincoln	Macon	Madison	McDowell
Mitchell	Polk	Rutherford	Transylvania	Watauga	Wilkes
Yancey	Mecklenburg	Swain	Cabarrus	Cherokee	Forsyth
Graham	Iredell	Lee	Nash	Rowan	Stanly
Surry	Union	Yadkin			

Disaster Policy

First Community Mortgage will require an additional property inspection for any property located in a designated disaster area where the appraisal was performed prior to the disaster effective date prior to closing:

- Acceptable re-inspection types:
 - Property Inspection Form (Form 2075)
 - Appraisal Update and/or completion form (Form 1004D)
 - Disaster inspection completed by a 3rd party
- Disaster Inspections will be required for those loans that waive appraisal valuations: FHA Streamline, VA IRRRL, USDA Streamlined Assist, and standard conventional loans receiving PIW/PFWs
- Post disaster inspections will be required for a 90-day period from the effective date
- Non-Delegated Correspondent and Delegated Correspondent will require a disaster inspection prior to purchase

For additional details on property re-inspection requirements, please review First Community Mortgage's Disaster Area Property Re-Inspection Requirements document located in your designated Knowledge Center.

