



WHOLESALE ANNOUNCEMENT 2025-16

February 26, 2025

Freddie Mac Update

Effective Date

Effective Immediately

Update:

Property Eligibility

- Freddie Mac is updating appraisal requirements to:
 - Require that if detrimental conditions exist on the subject property site, the appraisal report must be completed “subject to” an inspection by a professional, and the Mortgage file must include:
 - Evidence of the required repair, or
 - An inspection report that indicates the condition does not require repair
 - Include additional examples of deficiencies that indicate the property is in C5 or C6 condition
 - Include additional examples of minor repairs or deficiencies that allow an appraisal report to be completed “as is”

Documentation requirements for verification of completion

- When an appraisal report is completed “subject to” an inspection, the Mortgage file must include:
 - The inspection report evidencing that the inspector has determined no repairs were required, or
 - The inspection report and an invoice evidencing that all inspector required repairs have been completed

Should you have any questions, please reach out to your Account Executive or Client Manager