



Bulletin 16-11 Revised

FEMA Disaster Declaration for the State of Texas

FEMA updated the Disaster Declaration issued for Texas to an incident end date; refer to the highlight below.

The Federal Emergency Management Agency (FEMA) issued a Disaster Declaration for the state of Texas due to severe storms, tornadoes, and flooding.

Declaration Date: March 19, 2016

Incident Period: March 7, 2016 through March 30, 2016

The following counties were identified by FEMA:

Erath, Gregg, Harrison, Henderson, Hood, Jasper, Limestone, Marion, Newton, Orange, Parker, Shelby, and Tyler counties

If the subject property is located in one of the above counties and the appraisal was completed on or before March 30, 2016 HomeBridge will require one of the following:

- An Appraisal Update and/or Completion Report (Fannie Mae Form 1004D), or
- A Desktop Underwriter Property Inspection Report (Fannie Mae Form 2075).

HomeBridge prefers the original appraiser provide the 1004D or 2075 however HomeBridge will accept the report from any appraiser as long as the original Appraisal Management Company assigns the appraiser (i.e. if the original appraisal order was placed through StreetLinks, the 1004D or 2075 must also be ordered through StreetLinks).

A 2075 is also required on the following:

- A DU Refi Plus transaction with a property inspection waiver (PIW).
- An FHA Streamline without an appraisal.
- A VA IRRRL.

The 1004D or 2075 must comment on the effect the disaster had on the value and marketability of the subject property.

In the event significant damage is indicated on the 1004D or 2075 additional conditions may apply.

Properties with a PIW issued by DU will require a drive-by inspection. The PIW is still eligible if the inspection concludes no damage occurred to the property and/or neighborhood. If damage to the property and/or neighborhood is identified by the inspection, a full appraisal will be required.

If you have any questions, please contact your Account Executive.