

Bulletin 22-29 Revised

FEMA Disaster Declaration for the State of Florida

FEMA updated the Disaster Declaration to include additional counties; the counties FEMA added were already on the Homebridge list. Both lists were updated below; refer to yellow highlight

The Federal Emergency Management Agency (FEMA) issued a Disaster Declaration for the state of Florida due to Hurricane Ian.

IMPORTANT NOTE

In addition to the counties identified by FEMA, Homebridge is including additional counties that will also require a re-inspection of the property.

Declaration Date: September 29, 2022

Incident Period: September 23, 2022

The following counties were identified by **FEMA**:

Charlotte, Collier, DeSoto, **Flagler**, Hardee, Hillsborough, Lee, Manatee, Orange, Osceola, Pinellas, Polk, **Putnam**, Sarasota, Seminole, **St. Johns**, **Volusia**

The following additional counties require re-inspection by **Homebridge**:

Brevard, Clay, Duval, Lake, Marion, Nassau, Pasco, Sumter

If the subject property is located in one of the above counties and the appraisal was completed on or before September 23, 2022 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), **or**
- Catastrophic Disaster Area Property Inspection Report (CDAIR); refer to [Homebridge Bulletin 17-23](#) for details, **AND**
- VA transactions **only** (when appraisal was required). A signed Lender and Veteran Certification

Homebridge prefers the original appraiser provide the 1004D/2075/Catastrophic Disaster Area Property Inspection Report (CDAIR) 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 Assurant, the 1004D/2075/CDAIR must also be ordered through Assurant).

Fannie Mae/Freddie Mac Purchase Transactions ONLY: Re-Inspection Flexibility

- In lieu of a re-inspection by an appraiser, Homebridge will permit either a licensed contractor or home inspector to complete an inspection and provide written confirmation of no damage; this is an additional available option to the existing options of a 1004D, 2075 or CDAIR
- **If a licensed contractor or home inspector completes an inspection the following will be required in lieu of a 1004D, 2075 or CDAIR:**
 - A signed statement from the contractor or home inspector, **and**
 - The statement must be on letterhead, **and**

- The statement must state the subject property address and the date of the inspection (must be after the end date of the incident period), **and**
- The statement must confirm no damage

Transactions with a DU appraisal waiver or an LPA ACE offer, if an appraisal waiver/ACE offer applies to the transaction all appraisal waiver/ACE offer requirements must be met; if not, **an appraisal is required**

A 2075/CDAIR is **not required** on an FHA Streamline or VA IRRRL transaction

A **Property Condition Certification**, signed with the closing docs, is required for **all** transactions (**regardless of whether or not an appraisal was obtained**). If an appraisal waiver/ACE offer applies to the transaction, all appraisal waiver/ACE offer requirements must be met.

- **Brokered Transactions:** Effective immediately, Homebridge will include a **Property Condition Certification** with the closing documents when a property is located in a county identified above
- **NDC Transactions:** NDCs will be required to provide the **Property Condition Certification** with their closing documents. All loans purchased on or after October 3, 2022 will require the signed **Property Condition Certification** prior to purchase (sample version posted on the Forms page of the Homebridge website under General Forms)

The 1004D, 2075, or CDAIR 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, 2075, or CDAIR additional conditions may apply.

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