

Bulletin 24-05

Fannie Mae, Freddie Mac, and Non-QM Condo Project Questionnaires

Homebridge is changing our condominium questionnaire requirements effective immediately per the below.

Limited Reviews: FNMA and FHLMC Transactions With and Without Appraisals:

Homebridge will require the new **FNMA/FHLMC/Access/Elite Access Limited Condo Project Questionnaire** to be completed by the HOA, which the Homebridge Underwriter will use in conjunction with the appraisal to warranty eligible limited review projects.

The new form will be required for pipeline transactions and for new submissions **effective immediately**.

Limited Reviews: Non-QM Transactions (Access and Elite Access):

Effective for new submissions dated Monday, March 18, 2024 and later Homebridge will require the use of the new **FNMA/FHLMC/Access/Elite Access Limited Condo Project Questionnaire** be completed by the HOA, which the Homebridge Underwriter will use in conjunction with the appraisal to warranty eligible limited review projects.

Existing Non-QM pipeline transactions are eligible to close and fund using the Homebridge FNMA Limited Review Questionnaire which was previously used for Access and Elite Access limited project reviews.

Full Reviews: FNMA, FHLMC, Access, and Elite Access:

Homebridge is retiring the Homebridge Fannie Mae and Freddie Mac Full Review 5+ Units Questionnaires **and** Answer Keys. The Fannie Mae/Freddie Mac Condominium Project Questionnaire (FNMA Form 1076/FHLMC Form 476) will be required with new submissions effective Monday, March 18, 2024.

For loans submitted prior to March 18, 2024, the Homebridge version of the form is acceptable.

The FNMA/FHLMC Condominium Project Questionnaire (Form 1076/476) has been posted on the Forms page of the [Homebridge website](#).

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