



The power of yes.

FEMA Disaster Declaration – California

The Federal Emergency Management Agency (FEMA) has issued a major disaster declaration for the following county in California.

Update 10-20-20

State	Impacted Counties - Active
California	Butte, Fresno, Los Angeles, Madera, Mendocino, San Bernardino, San Diego, Siskiyou

As of 9-30-20	Removed from the list
Following were removed from the incident list	Lake, Napa, San Mateo, Santa Cruz, Solano, Sonoma, Yolo, Monterey, Lassen, Trinity and Tulare

For the counties removed from the list, if the appraisal was completed after 9/30/20, no further inspections due to the wildfire are required.

Inspection Requirements for appraisals completed prior to 9/30/20 or counties still on the active list:

A&D will utilize **any** of the following inspection options to satisfy the standard disaster inspection requirement, depending on the loan type:

- Appraisal Update and/or Completion Report (1004D) for exterior inspections
- 1004D interior/exterior inspections for FHA loans not closed prior to the disaster incident date
- 2075 exterior Disaster Inspection
- Certification from a Licensed Property Inspector for Fannie Mae only

Disaster Policy

Please follow our disaster policies and ensure to give consideration as follows:

Loan Type	Requirements
Fannie Mae Loans with Property Inspection Waiver (PIW) in active counties only	<ul style="list-style-type: none"> ▪ Certification from a licensed property inspector or 2075 exterior inspection or 1004 report ▪ The appraisal/inspection must be within 7 days of the Note Date



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FHA Streamlines Without Appraisals	<ul style="list-style-type: none">An additional inspection, recertification of the value, and/or new appraisal of the property is not necessary
Loan Type	Requirements
FHA loans	<ul style="list-style-type: none">2075 exterior inspection or 1004D reportThe appraisal/inspection must be within 7 days of the Note Date
Fannie Mae or Non-QM	<ul style="list-style-type: none">2075 exterior inspection or 1004D reportThe appraisal/inspection must be within 7 days of the Note Date
Jumbo	<ul style="list-style-type: none">2075 exterior inspection or 1004D reportThe appraisal/inspection must be within 7 days of the Note Date
Freddie Mac LP Loans	<ul style="list-style-type: none">2075 exterior inspection or 1004F reportThe appraisal/inspection must be within 7 days of the Note Date

Cost:

The cost of the inspection will be charged to the borrower. We need to add the cost of inspection within 3 days that we become aware that the inspection is necessary in order for it to be a valid COC

Please contact your Sales Representative if you have any questions.