

Issue Date: 10.16.17

Effective Date: **10.10.17**

No: 2017-14

Disaster Policy Implementation Effective for Areas Affected by California Wildfires

10/16/17: Eight California Counties are now designated for Federal Assistance due to California Wildfires. The Federal Emergency Management Agency has declared its disaster declaration for counties affected by the wildfires as follows: **Butte, Lake, Mendocino, Napa, Nevada, Orange, Sonoma, Yuba**. Any loans currently in process with subject properties located in these counties will require re-inspection no earlier than the date of disaster conclusion as determined by FEMA and/or the State of California. It is also expected there will be additional counties added including Solano County.

If you ever have a question whether a property is located in a declared area for individual assistance you can enter the property address on disasterassistance.gov. By entering the address, the site will display any disasters in recent history and the declared date for determining if disaster inspection is required.

Prior to closing and funding, ResMac, Inc. will require a property inspection for any loan secured by a property in the affected area. If the subject property is located in one of the impacted counties and the appraisal was completed prior to the incident period end date, ResMac will require a post disaster inspection confirming the property was not adversely affected by the disaster. The inspection report must be dated no earlier than the date of disaster conclusion as determined by FEMA and/or the State of California. Clients may utilize any of the following re-inspection options to satisfy the post disaster inspection requirement, with a photograph of the subject property:

- Property Inspection Report (Fannie Mae Form 2075/ Freddie Mac Form 2070), or
- Appraisal Update and/or Completion Report (Fannie Mae Form 1004D/Freddie Mac Form 442), or
- Uniform Residential Appraisal Report (Fannie Mae Form 1004/Freddie Mac Form 70)
- Exterior Only Appraisal Report (Freddie Mac Form 2055)
- Individual Condominium or PUD Unit Appraisal Report (Fannie Mae Form 1073/Freddie Mac Form 465)
- Disaster Inspection Certification from a Licensed Certified Inspector

If the appraiser notes defects in the exterior inspection, a Uniform Residential Appraisal Report with an interior and exterior inspection and photographs is required. If damage is revealed by the inspection, it must be repaired prior to purchase.

Reminders: When the appraisal is completed on or after the disaster incident period end date, a full appraisal with exterior and interior inspection is required. This includes Loans where a PIW or equivalent was requested by the Automated Underwriting System (AUS).

Government loans must follow FHA/VA guidance.

Special circumstances to the above policy may be brought to the attention of Wendy Shewbridge, VP of Operations at 561-288-3347 or Wendy.Shewbridge@ResMac.com

Products Affected: All

Questions: Please address all questions to LoanHelpDesk@ResMac.com