



Fannie Mae®

Multifamily Selling and Servicing Guide

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907.03 PCA

Requirements

A PCA is required:

- if the site inspection
 - notes structural or physical concerns, or
 - results in an overall rating of 3 being reported on the Comp Assmt Addendum tab of the MBA Standard Inspection Form; or
- when a Replacement Reserve is required per [Part III, Chapter 9: Small Mortgage Loans, Section 908: Replacement Reserve](#).

Guidance

For a required or optional PCA, you may use the Streamlined Property Condition Assessment Guidance ([Form 4099.A](#)), but the PCA must otherwise comply with [Part II, Chapter 4: Inspections and Reserves, Section 403: Property Condition Assessment \(PCA\)](#).



Glossary

M

MBA Mortgage Bankers Association

Synonyms

- MBA's

P

Property Condition Assessment Assessment of the Property's physical condition and historical operation.

Synonyms

- PCA
- PNA
- Physical Needs Assessment
- PCAs

R

Replacement Reserve Custodial Account the Borrower funds during the Mortgage Loan term for Replacements.

Synonyms

- Replacement Reserves