



Fannie Mae®

Multifamily Selling and Servicing Guide

Effective as of February 2, 2026

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404.02 Date of PCA Report and PCA Site Visit

Requirements

A PCA Report ([Form 4099](#)) containing an HPB Module (or any standalone HPB Report) must be dated as of the date of the site visit by the PCA Consultant, and must be less than 6 months before the Commitment Date.

A PCA report that does not include an HPB Module may be dated up to 12 months before the Commitment Date if you:

- ensure a site visit is performed within 90 days before the Commitment Date; and
- confirm that there has been no material adverse change to the physical condition of the Property since the date of the PCA report.



Glossary

C

Commitment Date	Date a Commitment is confirmed by Fannie Mae per Part IV, Chapter 2: Rate Lock and Committing, Section 204: Commitments.
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H

HPB	High Performance Building
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P

PCA Consultant	Individual or firm conducting a PCA and preparing a PCA Report.
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Synonyms

- PCA Consultant's

PCA Report	Property Condition Assessment Report documenting the findings of a PCA.
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Property	Multifamily residential real estate securing the Mortgage Loan, including the <ul style="list-style-type: none">• fee simple or Leasehold interest,• Improvements, and• personal property (per the Uniform Commercial Code).
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Synonyms

- Properties
- Property's