

Notification 19-09: Inspection and Demand Letter Templates and Form 4804

Effective: 03/09/20

Retired: 03/18/22

Summary of Changes

HIGHLIGHTS

The following new template forms are available for your immediate use, but are required as of **March 9, 2020**. There are 2 letters to use after a Property receives a Property Condition Rating (PCR) of 3, 4, or 5, and another to use when a Property Condition Assessment (PCA) Demand is made:

- Initial Inspection Letter;
- Follow-up Inspection Letter; and
- PCA Demand Letter.

The Reservation of Rights letter (Form 4804) was also updated to be more comprehensive.

Changes

New Template Inspection Letters

To establish uniform expectations of the Borrower when a Property receives a PCR of 3, 4, or 5, new template Inspection Letters are available. You may use these new forms following any inspection, however you must use the 2 new Inspection Letter forms for all Properties that receive a PCR of 3, 4, or 5. If a PCA is obtained, you should also use the new PCA Demand Letter.

- **Initial Inspection Letter** – used to:
 - notify the Borrower of the inspection results and provide photos detailing the necessary repairs; and
 - request that the Borrower, within 30 days,
 - complete any life safety repairs, and
 - provide an action plan for the remaining repairs.
- **Follow-up Inspection Letter (Form 4831 for DUS Mortgage Loans, and Form 4832 for Non-DUS Mortgage Loans)** – if the Borrower has not satisfactorily responded to the Initial Inspection Letter within 45 days, you must
 - issue this follow-up inspection letter, and



- require a Borrower response within 15 days.

■ **PCA Demand Letter (Form 4833 for 4000 Series Loan Documents and Form 4834 for 6000 Series Loan Documents)** - this letter:

- notifies the Borrower of a demand to fund an escrow and complete repairs identified by the engineer;
- references applicable Loan Document sections requiring the Borrower to maintain the property in good condition;
- provides a deadline for receiving the Borrower's immediate repairs funds; and
- notifies the Borrower of any increase in the monthly Replacement Reserve deposit.

Form 4804

Added common non-monetary defaults, including:

- code violations;
- unauthorized transfers;
- property management changes; and
- withholding financial statements.

Questions

Please contact Rod Roe at (972) 656-8816, or lm_watch@fanniemae.com, with any questions.