



Supplement 23-03: Hurricane Idalia

Effective: 09/06/23
Retired: 03/06/24

Summary of Changes

HIGHLIGHTS
<p>Effective for Mortgage Loans not Delivered as of September 6, 2023, additional requirements apply to Properties impacted by Hurricane Idalia.</p>

Primary Changes

For all Properties not yet Delivered, if the Property is impacted by Hurricane Idalia, you must confirm the Property:

- is accessible;
- is in livable condition;
- has working utilities; and
- has no damage or flooding issues in
 - external areas,
 - common areas, or
 - interior units.



For Properties Impacted By Hurricane Idalia

If the...	You must ensure...
<ul style="list-style-type: none"> • Mortgage Loan Origination Date has not yet occurred; and • Property was inspected before August 30, 2023 	<ul style="list-style-type: none"> • the Borrower certifies no damage occurred; or • if the Borrower certifies damage occurred: <ul style="list-style-type: none"> - the engineer <ul style="list-style-type: none"> ▪ re-inspects the Property, and ▪ estimates damage; - there is a required Completion/Repair Escrow based on the inspection; and - Hurricane Idalia-related Completion/Repairs are completed within 6-months after the Mortgage Loan Origination Date.
<p>Mortgage Loan</p> <ul style="list-style-type: none"> • Origination Date has occurred, and • has not yet Delivered. 	<ul style="list-style-type: none"> • the Borrower certifies no damage occurred from Hurricane Idalia, and the standard Borrower and Lender representations and warranties will apply when the Mortgage Loan is Delivered; or • if the Borrower certifies damage occurred: <ul style="list-style-type: none"> - you obtain remediation plans from the Borrower including scope, cost, and completion before Delivery; or - if repairs cannot be completed before Delivery: <ul style="list-style-type: none"> ▪ you comply with Part V, Chapter 4: Asset Management: Loan Document Administration, Section 414: Casualty Losses – Performing Mortgage Loans; and ▪ the repairs exceed the lesser of \$75,000 or 20% of the UPB, you submit the transaction to Portfolio Risk Management at drawer_am@fanniemae.com before Delivery.

Questions

Please contact the following with any questions:

- the Fannie Mae Deal Team, for Properties not yet under application;
- mf_cu_southeast_region@fanniemae.com, for Properties under application; and
- Portfolio Risk Management at drawer_am@fanniemae.com, for Properties with a Committed Mortgage Loan not yet Delivered.