



## Supplement 23-03: Hurricane Idalia

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

### Summary of Changes

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

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

### 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](mailto:mf_cu_southeast_region@fanniemae.com), for Properties under application; and
- Portfolio Risk Management at [drawer\\_am@fanniemae.com](mailto:drawer_am@fanniemae.com), for Properties with a Committed Mortgage Loan not yet Delivered.