Fannie Mae®

Supplement 23-03: Hurricane Idalia

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

Summary of Changes

HIGHLIGHTS
Effective for Mortgage Loans not Delivered as of September 6, 2023, 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.

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For Properties Impacted By Hurricane Idalia	
If the...	You must ensure...
• Mortgage Loan Origination Date has not yet occurred; and • Property was inspected before August 30, 2023	• the Borrower certifies no damage occurred; or • if the Borrower certifies damage occurred: - the engineer ▪ 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.
Mortgage Loan • Origination Date has occurred, and • has not yet Delivered.	• 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: - you obtain remediation plans from the Borrower including scope, cost, and completion before Delivery; or - if repairs cannot be completed before Delivery: ▪ 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;

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- 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.