



# Guide Update 26-04: Property Evaluation

Effective: 01/28/26

## Summary of Changes

**Primary Audience: Asset Management**

### HIGHLIGHTS

**Effective for Mortgage Loans as of January 28, 2026**, updated Property evaluation information in:

- Part II, Chapter 4: Lease Audits, Inspections, and Reserves;
- Part V, Chapter 5: Surveillance;
- Instructions for Performing a Multifamily Property Condition Assessment (Form 4099); and
- Appendix G to Instructions for Performing a Multifamily Property Condition Assessment: Known Problematic Building Materials (Form 4099.G).

### Primary Changes

Updated:

- ADA compliance requirements in:
  - Part II, Chapter 4: Lease Audits, Inspections, and Reserves, Section 405.01: Property Evaluation; and
  - Instructions for Performing a Multifamily Property Condition Assessment (Form 4099);
- photo requirements for the MBA Standard Inspection Form in Part V, Chapter 5: Surveillance, Section 502.01: Forms; and
- Appendix G to Instructions for Performing a Multifamily Property Condition Assessment: Known Problematic Building Materials (Form 4099.G), adding:
  - requirements for aluminum branch wiring Immediate Repairs; and
  - recommended remediation for recalled electrical panels.



## Questions

Please contact Brian Lenk at (636) 795-3638, or [brian\\_lenk@fanniemae.com](mailto:brian_lenk@fanniemae.com), with any questions.