



Notification 26-13: Form 4099

Effective: 07/01/26

Summary of Changes

Primary Audience: Underwriting

HIGHLIGHTS

Effective for all Mortgage Loans as of July 1, 2026, updated Instructions for Performing a Multifamily Property Condition Assessment (Form 4099) to:

- clarify PCA Consultant requirements for Properties with modular construction; and
- add Heightened Property Condition Concern criteria for assessing modular components.

Primary Changes

Updated Form 4099 to revise the Modular Housing/Modular Construction Module, requiring the PCA Consultant to:

- when modular construction is present, notify the Lender of:
 - all modular construction details, including the manufacturer; and
 - any "Heightened Property Condition Concerns" regarding the modular construction's
 - construction materials,
 - exterior envelope performance,
 - plumbing systems,
 - foundation configuration,
 - crawl space conditions, and
 - structural performance; and
- discuss in the PCA Report the presence of any "Heightened Property Condition Concerns" and any other modular component construction features affecting the overall Property.



Questions

Please contact Brian Lenk at brian_lenk@fanniemae.com with any questions.