



## ANNOUNCEMENT

**Announcement Number:** 21-21  
**Date:** August 9th, 2021  
**Subject:** Disaster Announcement – Tropical Storm Fred – North Carolina Counties Affected

On September 8, 2021, the Federal Emergency Management Agency (FEMA) declared that federal disaster aid with individual assistance has been made available to counties in the state of North Carolina to supplement state and local recovery efforts in the areas affected by the remnants of Tropical Storm Fred from August 16, 2021, to August 18, 2021.

### Counties Identified as Emergency Areas with Individual Assistance

North Carolina – Buncombe, Haywood, Transylvania

### Summary of Disaster Inspection Requirements

Property Inspection Requirements for Transactions with Appraisals		
Program	If Appraisal is Dated -	Property Inspection Type
Fannie Mae, Freddie Mac, FHA, VA, USDA	On or before the Incident Period End Date, including ongoing disasters where an Incident Period End Date has not yet been declared.	<ul style="list-style-type: none"> <li>• A final exterior inspection or appraisal update signed by the original appraiser and completion date               <ul style="list-style-type: none"> <li>○ Appraisal Update, Form Fannie Mae 1004D, Disaster Inspection, or</li> <li>○ Completion Report, Form Freddie Mac 442, or</li> </ul> </li> <li>• Property Inspection Report               <ul style="list-style-type: none"> <li>○ Form Fannie Mae 2075, or</li> <li>○ Form Freddie Mac 2070, Streamlined Inspection</li> </ul> </li> </ul>

**Note:** VA loans closed after the Incident Begin Date, in addition to the inspection requirements above, require a signed lender certification and signed borrower certification - VA HB CH 10.27c.

Fannie Mae/Freddie Mac Loans – Property Inspection Requirements for Transactions with Appraisal Waivers		
Program	Property Inspection is Required if –	Property Inspection Type
Fannie Mae, Freddie Mac	Loans with a Note Date BEFORE the Incident Period End Date, or for which an End Date has not been declared, or - Loans with a Note Date ON OR AFTER the Incident Period End Date where the Note Date is on or within 90 days after the Incident Period End Date.	<ul style="list-style-type: none"> <li>• A final exterior inspection or appraisal update signed by the original appraiser and completion date               <ul style="list-style-type: none"> <li>○ Appraisal Update, Form Fannie Mae 1004D, Disaster Inspection, or</li> <li>○ Completion Report, Form Freddie Mac 442, or</li> </ul> </li> <li>• Property Inspection Report               <ul style="list-style-type: none"> <li>○ Form Fannie Mae 2075, or</li> <li>○ Form Freddie Mac 2070, Streamlined Inspection</li> </ul> </li> </ul>

Please contact your Account Executive with any questions.