



Announcement: CWL2021-25

Issue Date: September 8, 2021

Effective Date: Refer to Announcement below

Attachment: none

Disaster Area Declarations

The following counties have been declared as Presidential Disaster Area with Individual Assistance on the [FEMA Disaster Website](#) and re-inspection requirements must be met. In some cases, additional counties may have been added.

Declared Disaster	Declaration Date	State	County/Parish
California Wildfires	August 24, 2021	CA	Lassen, Nevada, Placer, Plumas
Caldor Fire	September 1, 2021	CA	Alpine, Amador, El Dorado, Placer

FHA Loans

FHA requires that a re-inspection be completed by an approved FHA Roster Appraiser for loans in the affected counties. The FHA disaster inspection may be scheduled/completed after the Incident Period End Date (defined by FEMA) OR 14 calendar days after the Incident Period Start Date, whichever is earlier.

Note: Streamline Refinances are allowed to proceed to closing and/or endorsement without any additional requirements.

Conventional Loans

When a county/counties have been declared a Presidential Disaster Area, the following criteria must be followed when determining property eligibility:

- If the property has been damaged and the damage does not affect the safety, soundness, or structural integrity of the property and the repair items are covered by insurance, the loan may be eligible. In these circumstances, documentation of professional estimates of the repair costs must be obtained and the borrower must have sufficient funds available for completion of the repairs.
- If the property was damaged and the damage is uninsured or the damage affects the safety, soundness, or structural integrity of the property, the property is not eligible until all repairs to the property are documented and completed.

For DU loan casefiles with an appraisal waiver offer, the offer may be exercised as long as it complies with the above requirements with regard to property condition and repairs.

For LPA, the Feedback Certificate message that offers an automated collateral evaluation appraisal waiver is valid for 180 days as long as no loan data changes are made that invalidates the appraisal waiver. If the appraisal waiver offered on the Feedback Certificate is more than 180 days old on the Note Date, the mortgage must be resubmitted to LPA to determine if it is still eligible for an automated collateral evaluation appraisal waiver or if an appraisal report is required.