



APPRAISAL REQUIREMENTS FOR FEMA DECLARED DISASTER AREAS

Properties in Impacted Areas	Conventional	FHA	USDA	VA	VA IRRRL
Loans in Pipeline- Not Closed	If appraisal was done prior to the end date of event, borrower to sign Customer Disaster Recertification Affidavit and provide date/timestamp photos.	Damage Inspection Report by original appraiser with interior/exterior photos must be completed after the end date of the event. Appraiser must note marketability not affected by disaster.	Damage Inspection Report completed by original appraiser, or if unavailable any licensed appraiser can perform the exterior inspection and pics dated after the event end date or if the inspection is ordered prior to the end date and a customer disaster recertification affidavit signed a closing.	Hurricane Disaster Inspection Report by a Non-VA Roster Appraiser with exterior inspection and date/timestamped photos dated after disaster end date.	For up to 1 year after the event an inspection from a licensed inspector with photos and the borrower signed Customer Disaster Recertification Affidavit if GMFS is not currently servicing the loan. If GMFS is currently servicing the loan: date and timestamp photos of front and rear of the home along with the Customer Disaster Recertification Affidavit is required. No licensed inspector report is required. If a VA appraisal was performed after the event date but prior to the GMFS IRRRL and GMFS is not the current servicer, that appraisal can be used in lieu of a licensed inspector's report.
Loans in Pipeline- Not Closed with PIW	Can honor PIW with date/timestamp photos & Customer Disaster Recertification Affidavit indicating no damage.	N/A	(For streamline with no appraisal) Photos of the property that clearly indicate the property address and Customer Disaster Recertification Affidavit signed at closing.	N/A	N/A
Loans Closed but Under Construction	Construction Department to obtain inspections and manage ext/deferments				
Homestyle Under Construction	Follow Fannie Mae guides for extensions/deferments				
Correspondent Loans Not Yet Purchased	PIW ok with date/timestamp photos and borrower cert. Appraisal done prior to the event, date/timestamp photos and borrower cert.	Damage Inspection Report dated after end date with exterior photos.	Damage Inspection Report dated after end date with exterior photos.	1004D by a Non-VA Roster Appraiser with exterior inspection and pics dated after event end date 1004D by a Non-VA Roster Appraiser with exterior inspection and pics dated after event end date.	SAME AS ABOVE

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