



Disaster Inspection Requirements

ECP: 8.14.19

Requirements for Properties in FEMA Declaration Areas		Condition ID to be added (if applicable) - LD Direct	Condition ID to be added (if applicable) - LD Retail	Condition ID to be added (if applicable) - LD Wholesale
Conventional, and Jumbo loans with an Appraisal				
IF	THEN			
The appraisal effective date is dated on or before Disaster Effective Date ^{F5}	A Disaster Area Inspection (DAIR) is required.	3151		10375 (LDW) 10732 (NDC)
The appraisal effective date is dated after Disaster Effective Date ^{F5}	The Appraisal must address the recent natural disaster, and appraiser must comment on any impact to value, condition, and marketability ^{F1} . A DAIR is NOT required.			
The loan has Funded but is NOT yet Sold	A Disaster Area Inspection (DAIR) is required.	3151		10375 (LDW) 10732 (NDC)
Conventional loans without an Appraisal (Appraisal Waiver)				
IF	THEN			
Conventional loans without an Appraisal (appraisal waiver) and loan has funded not yet sold	A Disaster Area Inspection (DAIR) is required.	3151		10375 (LDW) 10732 (NDC)
Conventional loans without an Appraisal (appraisal waiver) and loan has NOT funded	Affidavit of No Damage is required. Final AUS must contain appraisal waiver language			
40 YR I/O				
IF	THEN			
The appraisal effective date is dated on or before Disaster Effective Date ^{F5}	A Disaster Area Inspection (DAIR) is required containing interior and exterior photos ^{F2}	3151		10375 (LDW) 10732 (NDC)
The appraisal effective date is dated after Disaster Effective Date ^{F5}	The Appraisal must address the recent natural disaster, and appraiser must comment on any impact to value, condition, and marketability ^{F1} . A DAIR is NOT required.			
The loan has Funded but is NOT yet Sold	A Disaster Area Inspection (DAIR) is required containing interior and exterior photos.	3151		10375 (LDW) 10732 (NDC)
FHA loans except FHA Streamline				
IF	THEN			
The appraisal effective date is dated on or before Disaster Effective Date ^{F5}	A 1004D Completion Report with interior and exterior photos is required by the original FHA appraiser or a FHA roster appraiser if original appraiser is not available (must include the original appraisal report). Report effective date must be dated after Incident End Date, unless a waiver has been granted by HUD.	3151		10377 (LDW) 10732 (NDC)
The appraisal effective date is dated after Disaster Effective Date ^{F5}	The Appraisal must address the recent natural disaster, and appraiser must comment on any impact to value, condition, and marketability ^{F1} . A DAIR is NOT required.			
The loan has Funded but is NOT yet Endorsed	A 1004D Completion Report with exterior photos is required by the original FHA appraiser or a FHA roster appraiser if original appraiser is not available (must include the original appraisal report). Report effective date must be dated after Incident End Date, unless a waiver has been granted by HUD.	3151		10377 (LDW) 10732 (NDC)

Requirements for Properties in FEMA Declaration Areas		Condition ID to be added (if applicable) - LD Direct	Condition ID to be added (if applicable) - LD Retail	Condition ID to be added (if applicable) - LD Wholesale
VA loans with Appraisal				
IF	THEN			
The appraisal effective date is dated on or before Disaster Effective Date ^{F5}	A Disaster Area Inspection (DAIR) is required ^{F3}	3151		10375 (LDW) 10732 (NDC)
The appraisal effective date is dated after Disaster Effective Date ^{F5}	The Appraiser should address the recent natural disaster, and appraiser must comment on any impact to value, condition, and marketability ^{F1} . A DAIR is NOT required.			
The loan has Funded but is NOT yet Sold or Insured	A Disaster Area Inspection (DAIR) is required only if the appraisal is dated on or before the disaster effective date. Loans closed prior to the date of the declared disaster are eligible for VA Guaranty without regard to the disaster.	3151		10375 (LDW) 10732 (NDC)
VA IRRRL, FHA Streamlines				
IF	THEN			
Loan is at any stage of the process	Signed Affidavit of No Damage and photo(s) are required.	3151		10375 (LDW) 10732 (NDC)
USDA				
IF	THEN			
The appraisal effective date is dated on or before Disaster Effective Date ^{F5}	A 1004D Completion Report with interior and exterior photos is required by the original FHA appraiser or by another FHA roster appraiser if the original appraiser is not available (must include the original appraisal report).	3151		10375 (LDW) 10732 (NDC)
The appraisal effective date is dated after Disaster Effective Date ^{F5}	The Appraisal must address the recent natural disaster, and appraiser must comment on any impact to value, condition, and marketability ^{F1} . A DAIR is NOT required.			
The loan has Funded but is NOT yet Sold	A 1004D Completion Report with exterior photos & Lender Cert is required by the original FHA appraiser or by another FHA roster appraiser if the original appraiser is not available (must include the original appraisal report).	3151		10375 (LDW) 10732 (NDC)
The loan has Funded but is NOT yet Insured	A 1004D Completion Report with exterior photos & Lender Cert is required by the original FHA appraiser or by another FHA roster appraiser if the original appraiser is not available (must include the original appraisal report).	3151		10375 (LDW) 10732 (NDC)
Bond / DPA / MCC				
IF	THEN			
The appraisal effective date is dated on or before Disaster Effective Date ^{F5}	Follow 1st Mortgage Guidance			
The appraisal effective date is dated after Disaster Effective Date ^{F5}	Follow 1st Mortgage Guidance			
The loan has Funded but is NOT yet Sold	Follow 1st Mortgage Guidance			
The loan has Funded but is NOT yet Sold	A Disaster Area Inspection (DAIR) is required			

Requirements for Properties in non-FEMA Declared Areas		Condition ID to be added (if applicable) - LD Direct	Condition ID to be added (if applicable) - LD Retail	Condition ID to be added (if applicable) - LD Wholesale
All loans with Appraisals except FHA Streamlines and VA IRRRLs				
IF	THEN			
The appraisal effective date is dated on or before Disaster Effective Date ^{F5}	A DAIR or Signed Affidavit of No Damage and photo(s) are required.	3166		10765
The appraisal effective date is dated after Disaster Effective Date ^{F5}	The Appraisal must address the recent natural disaster, and appraiser must comment on any impact to value, condition, and marketability ^{F1} .			

Condition ID to be added (if applicable) - LD Direct				
IF	THEN			
Conventional loans without an Appraisal (appraisal waiver)	A DAIR or Signed Affidavit of No Damage and photo(s) are required.			
FHA Streamlines or VA IRRRLs				
IF	THEN			
Loan is at any stage of the process	A DAIR or Signed Affidavit of No Damage and photo(s) are required.			

Results of DAIR /1004D Inspection				
All DAIR / 1004D inspections				
IF	THEN			
Damage exists and property is habitable	Borrower to cure repair or escrow holdback account to be established.			
Damage exists and property is not habitable	Borrower to cure repair. Loan cannot fund, be sold or be insured (if applicable) until repairs have been completed.			

^{F1} Full description of required language can be found in Enterprise Disaster Policy

^{F2} If the original appraiser is not available, order can be placed with another licensed appraiser for the area; new appraiser must review and certify the original appraisal report

^{F3} See complete list of non-appraisal documents required for VA Transactions in Enterprise Disaster Policy

^{F4} Loan status and docs to be reviewed prior to order to determine if interior / exterior or just exterior photos are needed

^{F5} Disaster Effective Date, see defined Effective Dates in Enterprise Disaster Policy