

Breech, Mariana

From: CLD ABQ
Sent: Monday, January 10, 2022 12:26 PM
To: CLD ABQ
Subject: CHL, Conventional Appraisal Update: Fannie Mae - Please read

Importance: High



Cornerstone
HOME LENDING, INC.
Correspondent Lending Division

TO: Correspondent Lenders
FROM: Jason Kershaw, Operations Manager
DATE: January 10, 2022
RE: Conventional Appraisals

Today Fannie Mae updated the Selling Guide with a couple of things appraisers need to know about.

Appraisers will be required to use the Square Footage-Method for Calculating: ANSI® Z765-2021 (American National Standards Institute®) Measuring Standard for measuring, calculating, and reporting gross living area (GLA) and non-GLA areas of subject properties for appraisals requiring interior and exterior inspections with effective dates of **April 1, 2022** or later for loans sold to Fannie Mae or Freddie Mac.

Please ensure this method of calculating sq footage is used on all Conventional Appraisal submitted for purchase review. After April 1, 2022, any Appraisal submitted with an alternate calculation method will be suspended and loan ineligible for sale until the correct method is applied and report is corrected.

Second, the agencies have updated their requirements on comparable sales for properties in newly built or recently converted condominium projects, subdivisions, or PUDs that have two to twenty units. If there are no settled or pending sales available, the appraiser is now permitted to provide three comparable sales from outside the subject's project or subdivision, provided the comparable sales are also from a similar type project, subdivision, or PUD. See the Additional Requirements for New (or Recently Converted) Condos, Subdivisions, or PUDs in [Selling Guide B4-1.3-08, Comparable Sales](#) for all the details.

As always, your business is greatly appreciated. If you have questions regarding these issues, please contact me at Jkershaw@houseloan.com

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