

Breech, Mariana

From: CLD ABQ
Sent: Thursday, September 05, 2019 11:10 AM
To: CLD ABQ
Subject: Disaster Declaration, East Coast States

Importance: High



Cornerstone
HOME LENDING, INC.



HURRICANE DORIAN

LOAN TYPE:

All Programs FNMA FHLMC FHA VA HUD-184 USDA Non-Agency

EFFECTIVE DATE:

Beginning incident date for Hurricane Dorian began on August 28, 2019.

WHAT I NEED TO KNOW!

- Currently, Hurricane Dorian is still making her way up the Atlantic coast and full impact is still yet unknown. As of today, FEMA has not issued any disaster declarations.
- However, in the coming days, FEMA could issue disaster declarations for areas impacted in the states of Florida, Georgia, South Carolina, North Carolina and possibly Virginia.
- In order to meet closing dates, at a minimum, loans with property located in impacted areas must close utilizing a fully executed [Borrower Certification of Property Condition](#) or a **Lender Disaster Inspection Certification**. (*located in the Checklist and Forms section*).
 - However, required inspections and/or certifications required by the agency and/or investor (*including MI*) must still be obtained prior to the delivery, purchase and endorsement of the loan.
 - Closers must ensure the loan does not fund without:

- At minimum, either a fully executed Borrower Certification of Property Condition or Lender Disaster Inspection Certification. Borrower Certification may not be signed in advance of closing.
- Required Hazard and Flood insurance policies issued and in effect on the date of funding. (Loans may not fund with insurance binders or application).
- As a reminder, for areas issued a Disaster Declaration, re-inspections should NOT take place until the end date of the disaster as set by FEMA or per specific investor/agency communication.

HOW DOES THIS AFFECT ME?

- Loans delivered to CHL on properties in counties/parishes affected by Natural Disasters will be ineligible for purchase when the required inspections and/or certifications are not performed, resulting in increased costs to Correspondents
- Re-disclosures to add the cost of these inspections must be done within 3 business days of this notification.

WHAT ACTION DO I NEED TO TAKE NOW?

- For all loans not yet purchased by CHL with an Appraisal completed prior to **August 28, 2019 and continuing** in the affected counties/parishes will require action for determining inspection requirements.
- Look for further communication as FEMA Declarations are issued.