

WFG Informational Bulletin

To: All FL, LA & TX Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: September 21, 2017
Bulletin No: FL 2017-13; LA 2017-08; TX 2017-05
Subject: FHA and FNMA Harvey and Irma updates

Understanding the rules affecting our lenders helps us better anticipate their needs. After any hurricane lenders understandably want to verify that the collateral they are about to lend on survived the storm. Until they do, they halt many closings, and often secondary market participants restrict resales.

FHA Loans

For Presidentially-Declared Major Disaster Areas, FHA mortgage rules normally require that a damage inspection be performed AFTER the close on the “Incident Period” – which may be some time from now. Yesterday afternoon, FHA announced that the situation in Florida has stabilized to the point that they were waiving that rule so that their lenders could complete damage inspections in affected areas beginning September 19, 2017. [FHA Info 17-41](#)

FANNIE MAE Loans

Fannie Mae relies on the Federal Emergency Management Agency’s (FEMA) disaster declaration list for various issues including the property inspection waiver (PIW) exclusion list. In those areas, their lenders must determine if an inspection of the property and/or new appraisal is necessary. In the case of a property in a condo or co-op project, both the condition of the unit and the condition of the building in which the unit is located must be assessed. For loans in process, Fannie Mae Lenders may not exercise a PIW offer and must obtain an appraisal. Loan casefiles must be resubmitted to DU. [Lender Letter LL-2017-06](#)

So while the re-inspections occur, you will continue to find a slower than normal flow of closeable loans in areas affected by the recent hurricanes.

Information Bulletins are designed to provide our agents with information we think will help in managing their business or just being better title professionals, but which does not rise to the level of being an underwriting mandate and are not within the scope of the agency agreement.