

Wednesday, January 13, 2021

Bulletin #2021-AC-001

## NOTICE TO ALL CUSTOMERS

### Conventional Product Updates

#### **Condominium Project Questionnaires - Conventional Mortgages**

##### **Fannie Mae and Freddie Mac Condominium Project Reviews and Questionnaires**

To comply with Fannie Mae and Freddie Mac updated guidance for Condominium Project Standards and Eligibility requirements, the following Condominium Questionnaires have been updated and posted in the Resource Center:

- Condominium Limited Review Questionnaire (FNMA) (click [here](#) to access)
- Condominium Streamline Review Questionnaire (FHLMC) (click [here](#) to access)
- Lender Full Project Review Questionnaire (FNMA/FHLMC) (click [here](#) to access)

Please note that the Homeowners' Association must complete the Condominium Limited/Streamline Questionnaire going forward; this change is necessary in order for FLCBank to confirm the project complies with Fannie Mae and Freddie Mac's new eligibility requirements regardless of the type of review including information not limited to:

- Litigation or pre-litigation;
- Mandatory recreation leases;
- Club membership;
- Continuing care for seniors or for residents with disabilities and multiple units under one deed, etc.

#### **Fannie Mae Updates to Retirement/Pension/Government Annuities Documentation**

Fannie Mae updated the requirements related to the use of retirement, government annuity, pension, and income derived from a 401(K)/IRA/KEOGH as qualifying income via Bulletin [SEL 2020-07](#)

The updated requirements can be implemented immediately but must apply to loans with application dates on or after February 15, 2021. The DU Feedback Certification will not reflect these changes until the next update release.

FLCBank implements the new requirements effective today, Wednesday, January 13, 2021.

- Added bank account statements to the list of eligible documents to show current receipt of income;
- Clarified the requirements for documenting income from a pension or annuity account when the income will begin on or before the first payment date of the new loan;
- Allowing eligible retirement account balances from 401(K)/IRA/KEOGHs to be combined for the purpose of determining the continuance; and
- Removed the requirement to reduce the value of retirement assets from 401(K)/IRA/KEOGHs consisting of stocks, bonds, and mutual funds by 30% when measuring the three-year continuance for retirement income, and for calculating net documented assets when employment-related assets are used as income.

**To access our most recently updated Temporary Policies Related to COVID-19 (version 26) please [click here](#).**