

PROJECT LEGAL NAME: _____ CITY AND STATE: _____

Fannie Mae defines a Planned Unit Development (PUD) as a project or subdivision that consists of common property and improvements that are owned and maintained by an HOA for the benefit and use of the individual PUD units. For a project to qualify as a PUD FOR Fannie Mae purposes, all of the following requirements must be met:

- Each unit owner’s membership in the HOA must be automatic and non-severable,
- The payment of assessments related to the unit must be mandatory,
- Common property and improvements must be owned and maintained by an HOA for the benefit and use of the unit owners, and
- The subject unit must not be part of a condo or co-op project.

Under Fannie Mae PUD Project definition, zoning is not a basis for classifying a project or subdivision as a PUD. Units in projects or subdivisions simply zoned as PUD that include the following characteristics are not defined as PUD projects:

- Have no common property and improvements,
- Do not require the establishment of and membership in an HOA, and
- Do not require the payment of assessments.

Fannie Mae classifies PUD projects as either:

Type E: Established PUD projects in which the developer has turned over voting control of the HOA to the unit purchasers.

Type F: New PUD projects in which the developer has not turned over voting control of the HOA to the unit purchasers.

Printed Name
Signature

Date