

A disaster area that is declared a Major Disaster Declaration and is eligible for Individual Assistance in a formal declaration issued by the Federal Emergency Management Agency (FEMA) require to follow these procedures which remain in place for 90 days after the incident end date.

1. **Appraisals Completed “Prior” to (Refer to Incident Date in the State/County Listing Document):**

- If the appraisal was completed and dated on or prior to a disaster, a re-inspection of the property will be required along with **current color front and street photos of the subject property** with the following verbiage: ***“I have reviewed the subject property and noted no damage or deferred maintenance related to the recent disaster”***. **Reminder:** All Non-Delegated Correspondents are responsible for working with their Appraisal Management Company to obtain the correct re-inspection appraisal documentation as the appraisal is in the name of the Non-Delegated Correspondent.
- The re-inspection required for the property located in a disaster area must be accompanied by photos can be performed via any of the following options:
 - A Property Inspection Report (Form 2075/Form 2070)
 - An Appraisal Update and/or Completion Report (Form 1004D)
 - Certification from a Licensed Property Inspector
 - A Post-disaster inspection from an established and reputable service provider, with post-disaster that clearly demonstrate the property has not been adversely affected by the disaster.

Important: On conventional transactions, the Property Inspection Report (Form 2075/Form 2070) or the Appraisal Update and/or Completion Report (Form 1004D) do not need to be completed by the original appraiser.

FHA Transactions require the original FHA appraiser to complete the disaster re-inspection and provide a 1004D; if the original FHA appraiser is not available, another FHA Roster Appraiser in good standing with geographic competence in the affected market may be used and the Appraiser performing the re-inspection must be provided with a complete copy of the original appraisal.

2. **Appraisals Completed “After” (Refer to Incident Date in the State/County Listing Document):**

- For a period of 90 days from the incident period end date, the appraiser is required to confirm the property has not been adversely affected by the disaster.

Important: If damaged, the damage must be fixed **prior to the loan closing** which will require an additional final inspection with photos confirming repairs were completed within code and by a licensed contractor. **Note:** If the original appraiser is not available another licensed appraiser is acceptable if selected via an Appraisal Management Company per the FLCBank AIR process.

3. **Conventional Loans with Appraisal Waiver**

FLCBank considers the note date as the appraisal when the loan did not require an appraisal.

A property inspection accompanied with current color front and street photos of the subject property is required when the appraisal waiver is issued within 90 days after the incident period end date. The report must include the following verbiage: “I have reviewed the subject property and noted no damage or deferred maintenance related to the recent disaster”. The inspection can be performed via any of the following options:

- A Property Inspection Report (Form 2075/Form 2070)
- An Appraisal Update and/or Completion Report (Form 1004D)
- Certification from a Licensed Property Inspector
- A Post-disaster inspection from an established and reputable service provider, with post-disaster that clearly demonstrate the property has not been adversely affected by the disaster.

4. **FHA Streamlines and Transactions:**

FLC Bank considers the note date as the appraisal when the loan did not require an appraisal.

FHA Streamlines that do not require an appraisal; the following will be required:

- A **1004D Final Inspection with photos** must be completed for a period of 90 days after the incident period end date.

5. **VA Transactions (Except VA IRRRL Transactions – Refer to # 6 below):**

Appraisals Completed Prior to Disaster:

- I. A VA Inspection will be required and the cost **cannot** be passed onto the Veteran, the Non-Delegated Correspondent **must pay** for this expense.
 - **Lender and Veteran Certification –**
 - A Lender Certification **Note:** FLC Bank will complete the Lender Certification upon receipt of an acceptable VA Inspection attesting the following: “This is to affirm that the property which is security for VA loan number _____ has been inspected to ensure that it was either not damaged in the recently declared disaster or has been restored to its pre-disaster condition or better.” Click here to access a copy of the [Lender Certification](#)
 - A Veteran Certification will be required. The Non-Delegated Correspondent will be responsible for obtaining and having the Veteran execute the certification attesting the following: “I have inspected the property located at _____ and find its condition now to be acceptable to me. I understand that I will not be charged for any disaster-related expenses and now wish to close the loan”. Click here to access a copy of a [Veteran Certification](#)
 - **Decline in Value** – If there is an indication that the property, despite repairs, will be worth less at the time of loan closing than it was at the time of appraisal, and then the lender must have the VA fee appraiser update the original value estimate. The payment of the appraiser’s fee for that service will be a contractual matter between the buyer and the seller. If the property value has decreased, the loan amount must be reduced accordingly.
- II. **Employment/Income Certification** – The Non-Delegated Correspondent will be responsible for obtaining a recertification (prior to closing) that the veteran’s employment and income or family income has not been changed since the loan application. This information will be reviewed by the VA underwriter for requalification.
- III. **VA Loan Summary Sheet (VA Form 26-0286)** – FLC Bank SAR Underwriter will add the following commentary on the VA Loan Summary Sheet “Lender and Veteran Disaster Certifications Enclosed”. If the local authority requires additional inspections, they must be provided at no cost to the Veteran.

6. **VA IRRRL Transactions**

FLC Bank considers the note date as the appraisal when the loan did not require an appraisal.

Appraisals Completed “Prior” to (Refer to Incident Date on the State/County Listing Document):

If the appraisal was completed and dated on or prior to a disaster, a re-inspection of the property will be required along with **current color front and street photos of the subject property** with the following verbiage: **“I have reviewed the subject property and noted no damage or deferred maintenance related to the recent disaster”**

The re-inspection required for the property located in a disaster area must be accompanied by photos can be performed via any of the following options:

- A Property Inspection Report (Form 2075/Form 2070)
- An Appraisal Update and/or Completion Report (Form 1004D)
- Certification from a Licensed Property Inspector
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service provider, with post-disaster that clearly demonstrate the property has not been adversely affected by the disaster.

Appraisals Completed “After” (Refer to Incident Date on the State/County Listing Document):

For a period of 90 days from the incident period end date, the appraiser is required to confirm the property has not been adversely affected by the disaster.

Important: If damaged, the damage must be fixed *prior to the loan closing* which will require an additional final inspection Form 1004D with photos confirming repairs were completed within code and by a licensed contractor.

Note: If the original appraiser is not available another licensed appraiser is acceptable if selected via an Appraisal Management Company per the FLCBank AIR process.

7. Fees:

Any fees associated with the re-inspection process will be the responsibility of the Non-Delegated Correspondent and/or borrower.

8. Loan Estimate (LE):

The LE will need to be re-disclosed including the additional fee(s). A changed circumstance form will need to be completed and uploaded to the FLCBank website.

Important: Non-Delegated Correspondents are responsible for the re-disclosure process.

FEMA Website:

Please become familiar with the FEMA website listed below to identify incident period end dates and declared disaster information for your lending area at

<https://www.fema.gov/disaster/declarations>