Friday, July 17, 2026
Bulletin #2026-AC-017

NOTICE TO ALL CUSTOMERS

Important Reminders Regarding Project Standards and Property Insurance Requirement

FLCBank reminds customers of the upcoming updates to the Condominium Project Review Requirements and the effective date for these changes.

Implementation Timeline

Topic	Conventional Products	Effective Date
Project Standards	Retiring of The Limited Review and Streamline Review Process: • The Limited Review/Streamlined Review process is being eliminated entirely. All projects previously eligible for Limited Review/Streamline Review process must go through a Lender Full Review process (unless the Waiver of Project Review/Exempt from Review or Reciprocal Review process applies).	**Effective with loan applications and new locks dated on or after August 3, 2026**
	Updated Reserve Study Requirements: • The project's budget must include the highest recommended reserve allocation amount in the reserve study to adequately cover the costs identified, and • The highest recommended reserve allocation amount must not be based on a baseline funding method.	**Effective with loan applications and new locks dated on or after August 3, 2026**

Please contact your **[Account Executive or Client Relations Representative]** if you have any questions.