

Newrez Announcements



Announcement 2022-062 **FEMA Declared Disaster -Missouri (DR-4665-M0)** **August 11, 2022**

Overview

Newrez LLC "Newrez" Approved Correspondent Clients: Please note, on August 8, 2022, FEMA issued a Major Disaster Declaration, under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (the Stafford Act), for the, [Missouri Severe Storms and Flooding](#) natural disaster event with an incident start date of **July 25, 2022** and an incident end date **July 28, 2022**.

Under the FEMA Major Disaster Declaration, the following two (3) counties have been designated for Individual Assistance due to the impact of the disaster:

- St. Charles (County)
- St. Louis (County)

Effective immediately, in accordance with agency and investor requirements, Newrez will implement the following inspection requirements for loans secured by properties located in the counties identified above.

If the effective date of the appraisal or appraisal alternative was on or prior to the **July 28, 2022**, incident end date, the following inspection options by product type will be required.

Conventional Loans

- For properties located within the counties listed above with an appraisal dated prior to **July 28, 2022**, and has not closed by the date of this announcement, either one of the following is required:
 - A Borrower signed attestation that subject property was not damaged by disaster along with supporting photos that are date/time stamped. If the photos indicate more than minor cosmetic damage, a new interior appraisal is required, and all damage must be repaired prior to closing by Newrez. **This Borrower attestation option is not eligible for Cash-out refinances.**
 - A Disaster Inspection Report with photos evidencing the property is free from damage and the disaster had no effect on the value or marketability is required.
 - If the Disaster Inspection Report or Attestation reveals more than minor cosmetic damage, a new interior appraisal is required, and all damage must be repaired prior to closing by Newrez.

Non-Conforming Loans

- If the effective date of the appraisal or appraisal alternative was on or prior to the **July 28, 2022** incident end date, an inspection is required prior to closing or funding of the loan in accordance the Newrez Client Guide [Chapter 7, Disaster Policy](#).

VA Loans

- VA IRRRLs do not require Disaster Inspection or Veteran's certification.
- For properties located within the counties listed above with an appraisal dated on or prior to **July 28, 2022**, and have not closed by the date of this announcement, one of following options is required:
 - Veteran to provide date/time stamped photos to evidence that subject property was not damaged as result of the disaster along with a "Veteran's Certification," signed and dated with following language:
 - "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."

- A Disaster Inspection with photos evidencing the property is free from damage and the disaster had no effect on the value or marketability and a “Veteran’s Certification,” signed and dated with following language:
 - “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.”

FHA Loans

- FHA Streamline Refinances do not require Disaster Inspections.
- The following inspection requirements apply to all properties located within the FEMA designated counties listed above.
- The following applies to all FHA loans that have not closed prior to **August 8, 2022**:
 - If FHA appraisal is dated on or prior to **July 28, 2022**, an interior/exterior inspection report with photos by original appraiser or FHA roster appraiser must be dated after the Incident Period end date of **July 28, 2022**
 - If the loan has closed prior to **July 28, 2022**, and is not FHA insured, the Newrez Government Insurance Team will order the exterior-only inspection report.
 - If damage exists, follow repair and escrow requirements outlined in 4000.1 Handbook based on the amount of repairs and whether property is habitable.

USDA Loans

- USDA Streamlined-assist and Streamline without Appraisal Refinance do not require Disaster Inspections.
- For properties located within the counties listed above with an appraisal dated prior to **July 28, 2022**, and has not closed by the date of this announcement, the following is required:
 - A Disaster Inspection Report with photos evidencing the property is free from damage and the disaster had no effect on the value or marketability is required.

Questions

If you have any questions regarding any information in this announcement, please feel free to contact your regional sales manager or client manager.

Newrezcorrespondent.com

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Client Development

We offer a comprehensive training curriculum on Newrez products and processes, to keep your staff informed of the latest developments in products, technology solutions, compliance issues and process improvements. Each of these programs is offered by our training and development staff on a monthly basis and is updated regularly to reflect recent changes in the industry. Visit our [training site](#).
