

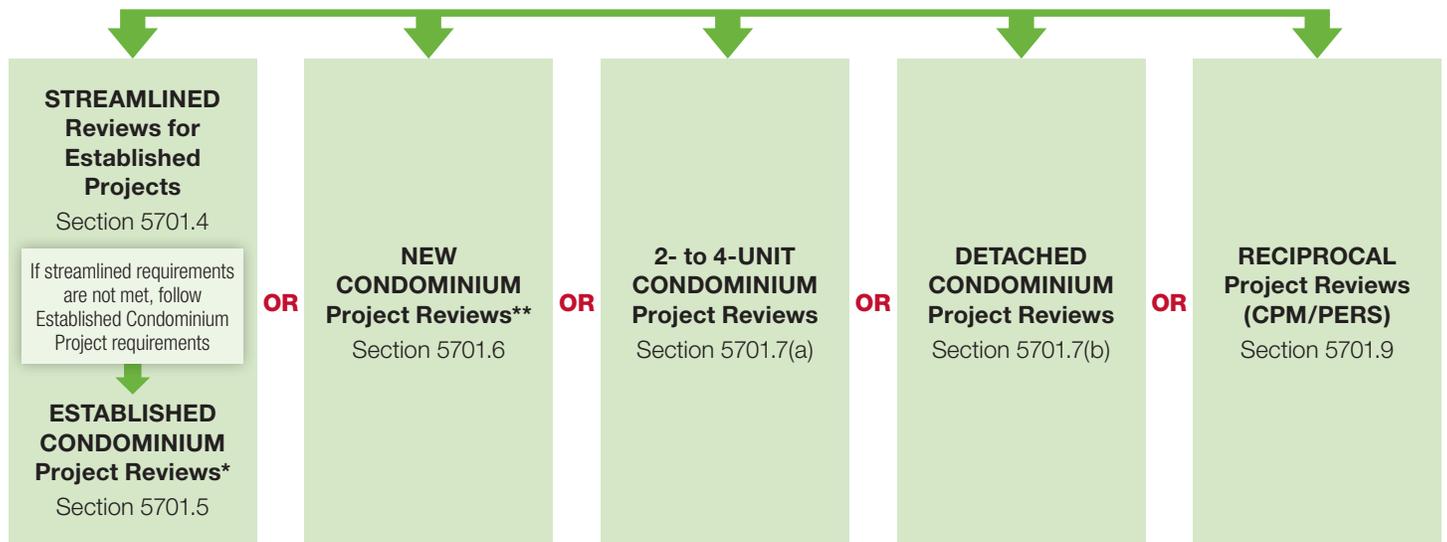
# Determining Condominium Project and Mortgage Eligibility As easy as 1-2-3

**Step 1** Make sure you comply with our condominium project review and general condominium project eligibility requirements in *Single-Family Seller/Servicer Guide* (Section 5701.2).

A Condominium Project and Condominium Unit Mortgage must comply with our Condominium Project Review and General Condominium Project Eligibility Requirements (Section 5701.2).



**Step 2** Determine which **one** of the project review types applies.



**\*Established Condominium Project:** Completed project, unit owners control the Homeowners Association, and >90% sold to others (besides developer).

**\*\*New Condominium Project:** Incomplete or subject to additional phasing, developer still controls the Homeowners Association, or <90% sold to others (besides developer).

**Step 3** Follow our condominium delivery requirements (Section 5701.12).

# Determining Condominium Project and Mortgage Eligibility

As easy as 1-2-3

## Streamlined Review for Established Projects

Projects that do not meet the requirements under streamlined review may be eligible under the Established Condominium Project Review.

### **STREAMLINED REVIEW** for Established Projects (Section 5701.4)

- ✓ Primary residences and second homes only.
- ✓ Special LTV/TLTV/HTLTV requirements.
- ✓ No requirement for owner occupancy, project budget, and delinquent assessments.

If streamlined requirements are not met, follow Established Condominium Project requirements



### **ESTABLISHED CONDOMINIUM** Project Review (Section 5701.5)

- ✓ All occupancy types allowed.
- ✓ Higher LTV/TLTV HTLTV allowed. Follow Guide Section 4203.4.
- ✓ Requirements for project completion, owner occupancy, project budget, and delinquent assessments.

## Reciprocal Project Reviews

Mortgages with review approvals by other secondary market participants are eligible for sale to Freddie Mac.

### **RECIPROCAL PROJECT** REVIEWS (Section 5701.9)

- ✓ Fannie Mae Project Eligibility Review Service (PERS) – Final project approval.
- ✓ Fannie Mae Condominium Project Manager (CPM) – Project acceptance certification.
- ✓ Reciprocal reviews (with a PERS approval or CPM certification) can be used regardless of the Fannie Mae defined project type.

**Project is NOT REQUIRED to meet the requirements for any of the other Freddie Mac project review types.**