

BULLETIN 19JUN11

SUBJECT: Nebraska FEMA

June 11, 2019

**** IMPORTANT NOTICE ****

NEBRASKA FLOODING – 1 ADDITIONAL COUNTY GRANTED INDIVIDUAL ASSISTANCE

On March 21, 2019, with [DR-4420](#), the Federal Emergency Management Agency (FEMA) declared that federal disaster aid with individual assistance has been made available to counties in the state of Nebraska to supplement state and local recovery efforts in the areas affected by severe storm, straight-line winds, and flooding during the period of March 9, 2019, through April 1, 2019.

- On June 5, 2019, FEMA granted Individual Assistance to 1 additional Nebraska county.

Individual Assistance	FEMA Notice Date
Butler	3/21/2019
Cass	
Colfax	
Dodge	
Douglas	
Nemaha	
Sarpy	
Saunders	
Washington	
Boone	
Buffalo	
Custer	
Knox	
Richardson	
Thurston	



NMLS ID# 3028

Individual Assistance	FEMA Notice Date
Antelope	4/11/2019
Boyd	
Burt	
Cuming	
Hall	
Howard	
Madison	
Nance	
Pierce	
Platte	
Saline	
Stanton	
Holt	

See the tables below for a summary of disaster inspection requirements.

Transactions with Appraisals

Program	If Appraisal is Dated -	Property Inspection Date -	Property Inspection Type
Fannie Mae Freddie Mac VA USDA FHA Loans endorsed <i>prior</i> to the Incident Begin Date	On or before the Incident Period End Date, including on-going disasters where an Incident Period End Date has not yet been declared.	May be prior to the declared Incident Period End Date. <ul style="list-style-type: none"> As it does for all loans, Seller Reps and Warrants for property condition at the time of Loan Purchase apply. 	Utilize any of the exterior inspection types in <i>Seller Guide Section 10.10.7.1. Declared Disaster Areas</i> (including Seller Certification or third-party inspections).
Non-Agency – Core Jumbo FHA Loans closed or endorsed <i>after</i> the Incident Begin Date.	On or before the Incident Period End Date.	Must be after the declared Incident Period End Date. <ul style="list-style-type: none"> Re-inspection may not be completed until after the declared Incident Period End Date. 	<ul style="list-style-type: none"> FHA - Follow FHA requirements. Core Jumbo –See the <i>Core Jumbo Program Guide</i> for requirements.

Transactions without Appraisals

Program	Applies to:	Property Inspection is Required if -	Property Inspection Type
Fannie Mae	Fannie Mae Loans without an appraisal. (*See below for additional requirements for Appraisal Waivers)	No Incident Period End Date has been declared and Loan Purchase is on or after the Incident Begin Date. Or –Incident Period End Date has been declared and Loan Purchase is on or within 90 days after Incident Period End Date.	Utilize any of the property inspection types in <i>Seller Guide Section 10.10.7.1. Declared Disaster Areas</i> , (including Seller Certification or third-party inspection) and include an interior inspection with photos.
Freddie Mac	Freddie Mac Loans without an appraisal. (*See below for additional requirements for ACE)		
VA	VA IRRRL		
USDA	USDA Streamlined		
FHA	FHA Streamline		

*For Loans utilizing a Fannie Mae Appraisal Waiver or Freddie Mac ACE offer, the following requirements apply if the property is in a FEMA declared disaster area with individual assistance.

If the FEMA declared Incident Begin Date is:

- *Prior to Loan close* - the Appraisal Waiver or ACE offer may not be exercised, and a full appraisal is required.
- *After Loan close* – an inspection, including interior inspection and photos, is required.

Thank you,
Operations Group
Towne Family of Companies