

Gateway Mortgage Group

Natural Disaster Policy Reminder

Recent natural disasters across the East Coast may affect loans scheduled to close or fund in the affected areas.

Gateway Mortgage personnel (branch and corporate) are responsible to confirm and follow procedures below to ensure marketability and value of the subject property. Affected declared Counties are listed on the FEMA website:

<http://www.fema.gov/news/disasters.fema>

Appraisals completed prior to the disaster

Re-inspection/certification of value is required on any property in a listed declared County prior to closing or funding.

Re-inspection may be performed by the following:

Appraiser
Homeowners Insurance Company
Licensed Home Inspection Company

The re-inspection must state the property is habitable and contains no evidence of damage based on the exterior inspection.

Any property with damage must be re-inspected by the original Appraiser. The re-inspection should list necessary repairs. Repairs must be completed prior to closing, evidenced by a final inspection.

Appraisals completed after the disaster

Appraiser must comment on any damage as well as the affect on marketability and value for 90-days after the date the disaster declared. Properties with damage should be appraised 'subject to repairs'. Repairs must be completed prior to closing, evidenced by a final inspection.

Streamline products that don't typically require an Appraisal

Exterior only inspection by one of the following is required:

Appraiser
Homeowners Insurance Company
Licensed Home Inspection Company

Repairs must be completed prior to closing, evidenced by a final inspection.