

Fannie Mae's Property Inspection Waiver (PIW) is a fieldwork recommendation that results in an offer to waive both the property inspection and the appraisal for certain lower risk transactions. The PIW is available through Desktop Underwriter® (DU®). DU uses Fannie Mae's proprietary automated valuation model (AVM) and credit risk management techniques to determine the minimum level of property valuation and inspection fieldwork required for loans delivered to Fannie Mae.

ELIGIBLE TRANSACTIONS

Transaction with the following characteristics are currently eligible for consideration for PIW:

- One-Unit Properties
- Purchase, limited cash-out refinance, and cash-out refinance transactions
- Primary residences, second homes, and investment properties
- When determining PIW eligibility, DU will apply the maximum allowable loan-to-value (LTV) ratios consistent with limits published in the *Selling Guide*, though a PIW will not be offered on loan casefiles with LTVs greater than 80% in DU

The following transactions are not eligible for PIW:

- Two- to Four-unit properties
- Cooperative units and manufactured homes (manufactured homes are ineligible loan approval through Gateway Mortgage Group LLC)
- Construction and construction-to-permanent loans; and
- Loan casefiles receiving an Expanded Approval (EA) recommendation (EA loans are ineligible for loan approval through Gateway Mortgage Group LLC)

GMG follows typical Property and Appraisal guidelines from FNMA, with one exception: Manufactured and/or Mobile Homes are not eligible for refinance or purchase through GMG.

EXERCISE A PIW OPTION

To exercise a PIW option on a loan casefile that is eligible for a PIW, submit the signed Notice About Appraisal Of Your Property along with your request to Underwriting. A \$200 Property Review fee will be added to the HUD-1 at closing.

Submission of the request for a PIW option is not a guarantee of acceptance. Gateway reserves the right to require an appraisal, even if the DU findings accept the value as submitted.