

Template Modifications

Fannie Mae Required Updates: What is changing on the questionnaire and why

This resource covers the questions impacted by the Fannie Mae project standards update. Questions shown in red will become mandatory; other questions listed are changing (new or updated) but will not be required. Sub-questions are listed beneath their primary question; where a primary question itself is not changing, it is shown in gray for context only.

Questions shown in red will become mandatory as of November 10, 2026. Once effective, any mandatory question left blank must be completed before an order can be released for processing.

Structural Safety and Soundness

In addition to the changes outlined below, all questions in this section will also now have an expiration date of 365 days from the date of the most recent response update.

Has the project ever been fully or partially evacuated to complete repairs?

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Is the project subject to partial or total evacuation order due to unsafe conditions that have not been remediated?

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment/Unknown to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Are there any plans for repairs or maintenance that would require full or partial evacuation of any building(s) in the project to complete them?

What's changing: New question

This question does not exist on the current form. It is being added.

Response format: Yes/No/Not to my knowledge

Has the project failed to obtain an acceptable certificate of occupancy?

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Has the Certificate of Occupancy been rescinded due to property damage and inability to occupy the unit?

What's changing: New question

This question does not exist on the current form. It is being added.

Response format: Yes/No/Not to my knowledge

Has there been any engineering or municipal inspections that have taken place in the project over the past 3 years?

What's changing: Reworded / updated question

Current wording: When was the last building inspections by a licensed architect, licensed engineer, or any other building inspector?

Updated wording: Has there been any engineering or municipal inspections that have taken place in the project over the past 3 years?

Response format: Yes/No/Not to my knowledge

(If Yes) OR (If No) When was the last building inspection by a licensed architect, licensed engineer, or any other building inspector?

What's changing: New question, mandatory

New mandatory sub-question under the inspection question above.

Response format: DATE or TEXT

(If Yes) OR (If No) Is there a wood deck, balcony, stairway, walkway, or railing elevated more than 6 feet above the ground? If yes, please provide a copy of the inspection consistent with standards in California SB-326.

What's changing: New question, mandatory

New mandatory sub-question under the inspection question above.

Response format: Yes/No/Not to my knowledge/N/A

Applies to: California associations only. If the project is not located in California, answer N/A.

(If Yes) Are repairs required?

What's changing: New question

New sub-question under the inspection question above.

Response format: Yes/No/See Comment

(If Yes) OR (If No) Is the project located within 3 miles of the coast?

What's changing: New question, mandatory

New mandatory sub-question under the inspection question above.

Response format: Yes/No/Not to my knowledge/N/A

Applies to: Florida associations only. If the project is not located in Florida, answer N/A.

(If Yes) OR (If No) Has a local enforcement agency determined that an inspection is required at 25 years instead of 30?

What's changing: New question, mandatory

New mandatory sub-question under the inspection question above.

Response format: Yes/No/Not to my knowledge/N/A

Applies to: Florida associations only. If the project is not located in Florida, answer N/A.

Did the last inspection have any findings related to the safety, soundness, structural integrity, or habitability of the project's building(s)? (Provide a copy of the inspection and board meeting minutes to document findings and action plan.)

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment/Unknown to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Has the project failed to pass state, county, or other jurisdictional mandatory inspections and/or certifications specific to structural safety, soundness, and habitability?

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment/Unknown to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Is the HOA/Cooperative Corporation aware of any deficiencies related to the safety, soundness, structural integrity, or habitability of the project's building(s)?

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment/Unknown to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Does the project have any material deficiencies, which if left uncorrected, have the potential to result in or contribute to critical element or system failure within one year (e.g., sea walls, elevators, waterproofing, stairwells, balconies, foundation, electrical systems, parking structures or other load-bearing structures.)?

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment/Unknown to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Are there any outstanding violations of jurisdictional requirements (zoning ordinances, codes, etc.) related to the safety, soundness, structural integrity, or habitability of the project's building(s)? (If Yes, provide notice from the applicable jurisdictional entity.)

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment/Unknown to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Is it anticipated the project will, in the future, have such violations? (If Yes, provide details of the applicable jurisdiction's requirement and the project's plan to remediate the violation.)

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment/Unknown to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Does the project have a funding plan for its deferred maintenance components/items to be repaired or replaced?

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Does the project have a schedule for the deferred maintenance components/items to be repaired or replaced? (If Yes, provide the schedule.)

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Has the HOA/Cooperative Corporation had a reserve study completed on the project within the past 3 years?

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Are there any planned special assessments that unit owners/cooperative shareholders will be obligated to pay?

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment/Unknown to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Has the HOA obtained any loans to finance improvements or deferred maintenance?

What's changing: No change to this question. Shown for context so the mandatory sub-questions below have their primary.

(If Yes) What is the purpose of the loan?

What's changing: Now mandatory

This is an existing sub-question. It is becoming mandatory.

Response format: TEXT

(If Yes) What is the start date?

What's changing: Now mandatory

This is an existing sub-question. It is becoming mandatory.

Response format: TEXT

(If Yes) What is the outstanding balance?

What's changing: Now mandatory

This is an existing sub-question. It is becoming mandatory.

Response format: TEXT

(If Yes) Is loan in good standing (current)?

What's changing: Now mandatory

This is an existing sub-question. It is becoming mandatory.

Response format: Yes/No/See Comment

(If Yes) Is the loan payment included in the operating budget as an expense?

What's changing: Now mandatory

This is an existing sub-question. It is becoming mandatory.

Response format: Yes/No/See Comment

Is the project in need of critical repairs (those needing repairs or replacements) that significantly impact the safety, soundness, structural integrity, or habitability of the project's building(s), or the financial viability or marketability of the project?

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment/Unknown to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Is there any mold, water intrusions or potentially damaging leaks to the project's building(s) that need repair or replacement?

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment/Unknown to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Is there any advanced physical deterioration?

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment/Unknown to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Are there any unfunded repairs costing more than \$10,000 per unit that should be undertaken within the next 12 months (does not include repairs made by the unit owner or repairs funded through a special assessment)?

What's changing: Updated response options

This is an existing question. Its response options are changing from Yes/No/See Comment/Unknown to Yes/No/Not to my knowledge.

Response format: Yes/No/Not to my knowledge

Financial Information

Is there a current or board-approved special assessment against the unit owners?

What's changing: No change to this question. Shown for context so the mandatory sub-questions below have their primary.

(If Yes) What is the total special assessment amount per unit?

What's changing: Now mandatory

This is an existing sub-question. It is becoming mandatory.

Response format: TEXT

(If Yes) What is the payment amount per unit (if financed)?

What's changing: Now mandatory

This is an existing sub-question. It is becoming mandatory.

Response format: TEXT

(If Yes) What is the frequency of the special assessment payment (if financed)?

What's changing: Now mandatory

This is an existing sub-question. It is becoming mandatory.

Response format: Monthly/Quarterly/Semi-Annually/Annually/Other

(If Yes) How many units are 60+ days late with Special Assessments Fees?

What's changing: Now mandatory. Reworded / updated question

Current wording: (If Yes) How many units are 30+ days late with Special Assessments Fees?

Updated wording: (If Yes) How many units are 60+ days late with Special Assessments Fees?

Response format: TEXT

(If Yes) Current total balance of special assessment due:

What's changing: Now mandatory

This is an existing sub-question. It is becoming mandatory.

Response format: TEXT

(If Yes) Is the special assessment already included in the unit owner's HOA dues?

What's changing: Now mandatory

This is an existing sub-question. It is becoming mandatory.

Response format: Yes/No/See Comment

(If Yes) If the special assessment is related to critical repairs, have all repairs been completed?

What's changing: Now mandatory

This is an existing sub-question. It is becoming mandatory.

Response format: Yes/No/See Comment/Not Applicable