



Condo Delivery Requirements



*Documentation requirements in the checklist are scenario-based; not all sections apply.

Condo Project Documentation Checklist

General Requirement

- 1008** completed with valid **Fannie Mae** or Freddie Mac Project Classification for Condo Type
 - Must align with **Lender Condo Project Warranty Certification form (or equivalent document)** and **AUS**

Required Based on Project Type

- Condo Limited Reviews**
 - Provide Limited Review Questionnaire
- Condo Project Questionnaire**
 - Required for **R / New** and **S / Established**
- Master HOA Insurance Policy (Hazard and Flood)**
 - Required for **R / New, S / Established, T / Reciprocal**
- HOA Budget**
 - Required for **R / New** and **S / Established**
- Condo Project Legal Documents** (Declaration, Bylaws, Public Report)
 - Required for **R / New**
- Certificate of Occupancy**
 - Required for **R / New**

DU Findings (Fannie Mae)

Condo Project Type T

- Fannie Mae **CPM Screenprint**
 - Includes **CPM ID**
 - Includes **Phase ID** (if applicable)
 - Unexpired date**

Condo Project Type R or S

- Fannie Mae **CPM Screenprint**
 - Includes **CPM ID**
 - Includes Certification ID
 - Includes **Phase ID** (if applicable)
 - Unexpired date**

LP Findings (Freddie Mac)

Condo Project Found in CPA or CPM

CPA or CPM Printout showing condo project status in system

Condo Project NOT Found in CPA or CPM

- Screenshot showing condo project search results **OR**
- Lender/Processor/UW certification stating CPA or CPM was not found
- Lender Condo Project Warranty Certification form** (or equivalent document) with **approval date**

Established or New Projects

- One of the following (must have an **unexpired date**):
 - CPA Printout showing **Project Certified (PAR)** or **Green Status**
 - CPA Printout showing **Yellow** or **Incomplete** status **AND**
 - Lender Condo Project Warranty Certification form (or equivalent document)
 - Approval date
 - Any additional supporting documentation confirming project meets Freddie Mac Guidelines per findings/CPA messaging
 - CPA Printout with **PWR ID**

Reciprocal Review

- CPM Printout showing one of the following (with **unexpired date**):
 - Approved by Fannie Mae**
 - CPM ID
 - Phase ID (if applicable)
 - Certified by Lender**
 - CPM ID
 - Certification ID
 - Phase ID (if applicable)

Critical Eligibility Note

- For Freddie loans, **Confirm CPA does NOT show "Not Eligible"**
- For Fannie loans, **Confirm CPM does NOT show "Unavailable"**
- If either appears, the loan is not eligible for purchase*

