



TO: All FHA-Approved Mortgagees; All Other Interested Stakeholders in FHA Transactions

NEWS AND UPDATES

FHA Disaster-Related Policy Waiver for All Municipalities in Presidentially-Declared Major Disaster Areas in Puerto Rico

Today, the Federal Housing Administration (FHA) issued a [waiver](#) covering all municipalities in Puerto Rico impacted by Hurricane Maria (Maria), allowing damage inspections to be conducted beginning November 9, 2017. This waiver is in addition to the waiver issued by FHA on October 24, 2017, of its policy on the time frame for completing the inspection of properties prior to closing, or submitting the mortgage for FHA insurance endorsement in the Presidentially-Declared Major Disaster Areas (PDMDAs) in municipalities in Puerto Rico impacted by Maria.

- For mortgages in process secured by properties in a PDMDA that have not closed or are pending endorsement, mortgagees must follow the guidance contained in the *Single Family Housing Policy Handbook* 4000.1 (SF Handbook) Section II.A.7.c, Inspection and Repair Escrow Requirements for Mortgages Pending Closing or Endorsement in Presidentially-Declared Major Disaster Areas. FHA's current policy requires that a damage inspection be performed following the close of the Incident Period as defined by the Federal Emergency Management Agency (FEMA).
- FHA believes that the situation in Puerto Rico has stabilized to the extent that further damage to the properties appears unlikely, despite FEMA not having closed its Incident Period for the PDMDAs in Puerto Rico. However, mortgagees should continue to monitor FEMA's website to ascertain the latest information on these PDMDAs until the Incident Periods have closed.
- These waivers do not affect mortgagees' obligations to exercise prudent lending practices and ensure that mortgages they submit for endorsement fully comply with FHA's property eligibility requirements, as well as any property condition requirements related to claims processing.

— The Puerto Rico "Maria" waiver is posted at:

https://www.hud.gov/sites/dfiles/OCHCO/documents/sf_hb40001waiverPR2.pdf

Mortgagees can find more information about FHA's PDMDA policies, as well as the **203(h) Mortgage Insurance for Disaster Victims Program** and the **203(k) Rehabilitation Mortgage Insurance Program**, on the FHA Resource Center's [Online Knowledge Base](#).

[Quick Links](#)

- Waivers for Puerto Rico can be viewed at: https://www.hud.gov/program_offices/administration/hudclips/waivers/

- Access the SF Handbook in online or portable document format from HUD’s Client Information Policy Systems Handbooks web page at: https://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/hsg
- View the status of Incident Periods on the FEMA Disasters web page at: <https://www.fema.gov/disasters>

Resources

Contact the FHA Resource Center:

- Visit our online knowledge base to obtain answers to frequently asked questions 24/7 at: www.hud.gov/answers.
- E-mail the FHA Resource Center at: answers@hud.gov. Emails and phone messages will be responded to during normal hours of operation, 8:00 AM to 8:00 PM (Eastern), Monday through Friday on all non-Federal holidays.
- Call 1-800-CALL-FHA (1-800-225-5342). Persons with hearing or speech impairments may reach this number by calling the Federal Relay Service at 1-800-877-8339.

RESOURCE INFORMATION															
FHA INFO Archives:	Visit the FHA INFO Archives to access FHA INFO messages issued from 2012 to the present.														
Subscribe/Unsubscribe Instructions:	To subscribe to the Single Family FHA INFO mailing list you can use this link: FHA INFO or send a request by email to: answers@hud.gov Bulk subscriptions: To sign up your entire office or a large group, send the list of email addresses (in the format below) to: answers@hud.gov aaa@xyz.com bbb@xyz.com ccc@xyz.com To Unsubscribe follow the unsubscribe instructions on that page.														
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