

Condo Project Review: Options for Project Approval

This document describes the options for lenders to obtain Fannie Mae approval of a condo project for the delivery of loans secured by units in the project to Fannie Mae. Lender-delegated review options are not included in this document.

Project Eligibility Review Service (PERS)	
How it Works	Lenders submit projects to Fannie Mae's Project Standards team on a voluntary basis. Note: The following must be submitted: <ul style="list-style-type: none"> • all new and newly converted projects in Florida consisting of attached units; • all newly converted, non-gut rehabilitation projects; • new projects with one or more units with less than 400 square feet; and • all condo, co-op, and PUD projects consisting of manufactured homes with the exception of PUD projects that contain multi-width manufactured homes.
Types of Projects Eligible	New or established, but lenders primarily submit new projects.
Process	Lenders submit project file electronically to PERS_Projects@FannieMae.com .
Cost	For PERS review fees, see the PERS Overview . Billing: Lenders are billed monthly.
Time frame	The Project Review team generally renders the decision on a PERS review within 10-15 days from receipt of complete package. A request for additional information will result in an extended processing time.
Length of Approval	<ul style="list-style-type: none"> • A Conditional Project Approval will expire after nine months. • A Final Project Approval will expire after 18 months.
Project Approval Availability	Approved projects are posted on eFannieMae.com and available to all lenders.

Condo Project Manager™ (CPM™)	
How it Works	Lenders enter project information into CPM, which applies automated business rules to determine if a project is eligible under Fannie Mae's guidelines.
Types of Projects Eligible	All new and established projects, except the projects that must be submitted to PERS.
Process	Lenders access CPM through eFannieMae.com and answer eligibility questions in CPM based on obtaining and reviewing project level information.
Cost	No cost to lenders.
Time frame	CPM will issue an immediate response once the lender has entered all required information into CPM.
Length of Approval	CPM certification will expire after six months for new projects, and one year for established projects. Lenders may recertify the project by updating the project data in CPM as needed.
Project Approval Availability	CPM is lender and project specific.

Project Eligibility Waivers (PEW)

How it Works	Lender believes that a specific eligibility requirement should be waived for a particular project with respect to a specific loan.
Process	Lender submits project information to CPM, which will indicate if the project is ineligible or provide a “call Project Standards” message. A link is provided in CPM to request a waiver through the Credit Variance Administration System (CVAS). The lender completes the CVAS form and submits the waiver request. The waiver request is electronically sent to a Project Standards Team member for review.
Cost	Review fee is \$200 for each waiver request; lender is billed monthly.
Time frame	The Project Standards team generally renders the decision on the PEW request within 24 to 48 hours from submission. A request for additional information will result in an extended processing time.
Length of Approval	The approval period for the PEW decision is tied to the expiration date of the credit documents in the loan file.
Project Approval Availability	The PEW is lender, project, and loan specific.

Special Approval Designation Process for Established Condo Projects in Florida

How it Works	Fannie Mae identifies an established project that met its eligibility requirements in the past, but now may not. Lenders, management companies, and homeowners’ associations may not submit projects for the Special Approval designation; however, projects can be suggested for review. Project information is submitted electronically to Special_Projects@FannieMae.com .
Types of Projects Eligible	Established condo projects in Florida that do not meet one or more of Fannie Mae’s current eligibility requirements.
Process	Fannie Mae conducts the project-level review and analysis.
Eligible Transactions	Newly originated purchase transactions are permitted. Refinances are permitted for existing Fannie Mae-owned or -securitized mortgages under Fannie Mae’s standard mortgage eligibility requirements. Lenders are relieved of condo project eligibility representations and warranties for condo projects with the Special Approval designation.
Cost	No cost to lenders.
Time frame	A response is issued in approximately 10 days from receipt of all relevant information.
Length of Approval	Approvals are valid for periods ranging from 9 to 18 months. Lenders must confirm the project’s Special Approval designation on the date of loan application in order for loans secured by units in the project to be eligible for delivery to Fannie Mae. The Special Approval designation expiration date can be adjusted, or the designation can be discontinued by Fannie Mae at any time.
Project Approval Availability	Approved projects are posted on eFannieMae.com in the Special Approval section, which is available to the public.