

FNMA Property Inspection Waiver (PIW) Criteria Matrix

Eligibility Requirements

- A DU Approve/Eligible Mortgage only with PIW option on DU findings report.
- A purchase or rate term and limited cash out refinance transactions up to 90% LTV/CLTV.
- 1-unit primary and second homes.
- Existing properties only. Construction-to-perm, new or proposed construction ineligible.

Underwriting Requirements

- Property inspection waivers are to be ordered and any fees incurred by Fannie Mae seller/servicer.
- Property values validated by Desktop Underwriter to support the transaction are acceptable, when appraisals are waived.
- The most recent eligible PIW DU feedback must be within 120 days before the Note Date.

Appraisal options

The PIW option is ineligible and the user must obtain an appraisal report as required by DU when:

- There is a home inspection report or other information in the mortgage file that indicates the presence of adverse condition and/or marketability factors.
- The user is aware of the presence of any contaminated Site or Hazardous Substance affecting the property or the neighborhood in which the property is located.
- Loans in which the lender does not wish to exercise the waiver options require an exterior-only property inspection report from 2075 or upgrade to a 2055.

Eligible Products

- C01 – FNMA 30 Year Fixed Rate - (DU)
- C02 – FNMA 25 Year Fixed Rate - (DU)
- C03 – FNMA 20 Year Fixed Rate - (DU)
- C04 – FNMA 15 Year Fixed Rate - (DU)
- C05 – FNMA 10 Year Fixed Rate - (DU)
- C35 – FNMA 7 Year Balloon – (DU)
- X20 – 30 Year Fixed Rate EZ Doc
- X21 – 15 Year Fixed Rate EZ Doc

Ineligible Properties

- Manufactured homes and Co-operatives
- 2-4 unit properties
- Investor transactions

Fees

- \$50

Documentation Requirements

- PIW certificate printed from DU
- AUS finding report
- Signed Appraisal Waiver Acceptance Form (Exhibit 050)