

**FANNIE vs. FREDDIE vs. FHA vs. VA vs. USDA
(as of 6-2010)
CONDO ELIGIBILITY QUICK REFERENCE CHART**

Fannie Mae	Freddie Mac	FHA	VA	USDA
ELIGIBILITY CRITERIA EXISTING CONDOS				
<ul style="list-style-type: none"> • 51% Owner-Occupied or Second Home if Subject is investment only • No single entity may own more than 10% of total units • At least 90% total units in project conveyed to the unit purchasers • 100% complete • No additional phasing or annexation • HOA in control • Manufactured Homes require special Fannie approval • 10% of Operating Budget in Reserves • No more than 15% HOA delinquency • Project must be demonstrably well managed • No more than 20% commercial use 	<ul style="list-style-type: none"> • 51% Owner-Occupied or Second Home if subject is investment only • No single entity may own more than 10% of total units • At least 90% total units in project conveyed to buyers other than the developer • 100% complete • No additional phasing or additions • HOA in control • No Manufactured Homes • 10% of Operating Budget in Reserves • No more than 15% HOA delinquency • Appropriate Budget Line Items • No more than 20% commercial use • No Attached Newly Converted in Florida – except Fannie PERS approved 	<ul style="list-style-type: none"> • 50% Owner Occupied • No spot loans • No person or entity can own more than 10% of total units • No more than 30% can have FHA loans – 50% allowed until Dec. 31, 2010 – 100% until Dec. 31, 2010 if: <ul style="list-style-type: none"> • Project 100% complete • 100% of units sold • 10% reserve in project budget • HOA controlled by owners <p>Website:</p> <ul style="list-style-type: none"> • Review of HOA Budget & Insurance Coverage for adequacy • Existing Condo Projects must be recertified by 12/1/10 or project will be dropped from approved list. • Special Rules for 203K Condo Loans <ul style="list-style-type: none"> • No more than 4 units per building • 50% owner-occupied • Funds used for interior only • 100% LTV after improved (inc. MIP) • Special Exemption for 234c loans 	<ul style="list-style-type: none"> • 51% Owner Occupied • No spot loans • No person or entity can own more than 10% of total units • Does not accept FHA approval <div style="border: 1px solid black; background-color: yellow; padding: 2px; display: inline-block;">unless project was approved before December 7, 2009</div> 	<ul style="list-style-type: none"> • If condo project is approved by either Fannie OR Freddie OR FHA OR VA, then USDA will lend on condo

Fannie Mae	Freddie Mac	FHA	VA	USDA
NEW PROJECT/NEWLY CONVERTED CONDO ELIGIBILITY CRITERIA				
<ul style="list-style-type: none"> • Less than 90% total units conveyed • Project not fully complete • Project is subject to additional phasing or annexation • Subject Legal Phase and Prior Phases are “Substantially Complete” – all units in building are complete and C of O issued • 70% of Total Project or subject phase must have been conveyed or under contract to OO or SH – CPM provides more flexibility • 10% of Operating Budget in Reserves • Budget is Adequate and is able to fund Insurance Premiums • No more than 15% HOA delinquency • No single entity may own more than 10% of total units • Overall Development Plan review • No more than 20% commercial use 	<ul style="list-style-type: none"> • Less than 90% total units conveyed • Project not fully complete • Project is subject to additional phasing or additions • Subject Legal Phase and Prior Phases are “Substantially Complete” – all units in building are complete and C of O issued • 70% of Total Project conveyed to OO or SH – or 70% subject phase AND 70% of subject and prior phases are conveyed OO or SH • 10% of Operating Budget in Reserves • Appropriate Budget Line Items • No more than 15% HOA delinquency • No single entity may own more than 10% of total units • No Attached New or Newly Converted in Florida – except Fannie PERS approved • No more than 20% commercial use 	<ul style="list-style-type: none"> • Must consist of two or more units • Adequate insurance coverage incl. H06 • First right of refusal permitted with no Fair Housing violations • No more than 25% commercial space • No more than 10% of total units owned by one entity • No more than 15% of total units in arrears on HOA dues • 50% of units must be sold • 50% owner occupied • Legal phasing allowed • No more than 30% of total units can have FHA loans • Budget review and 10% reserve • Conversions must be 100% complete 	<ul style="list-style-type: none"> • 70% presold • No first right of refusal • No more than 25% commercial • All other requirements are language specific for Declarations, Bylaws, and Articles on Inc. covering required language for voting rights, amendatory provisions, assessment collections and enforcement, meetings, quorums, elections, etc. 	

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