

Disaster Announcement

Effective Date:	Immediately
Topic:	FEMA: DR-4798 Texas Hurricane Beryl
Who Should Read:	All

On August 21, 2024 FEMA declared a disaster in the state of Texas for 22 counties. Please see [FEMA DR-4798 - TX](#) for additional information.

State	Counties						Incident Period Start Date	Incident End date
Texas	Austin	Bowie	Brazoria	Chambers	Fort Bend	Galveston	07/5/2024	07/09/2024
	Harris	Jackson	Jasper	Jefferson	Liberty	Matagorda		
	Montgomery	Orange	Polk	Nacogdoches	Shelby	San Jacinto		
	Trinity	Walker	Waller	Wharton				

Please follow the disaster inspection policy below.

Loan Type:	Disaster Re-inspection Requirements
Conventional Loans Including Loans with Appraisal Waivers	<p>One of the following must be met for properties located in a recent disaster area.</p> <ul style="list-style-type: none"> • A Form 2075, CDAIR, or 1004D is required verifying: <ul style="list-style-type: none"> 1) any damage to the subject property 2) Effect the disaster had on property value and marketability. • Lender Certification with post-disaster photos that clearly demonstrate the property has not been adversely affected by the disaster.
FHA /USDA Streamlines and VA IRRRLS	No re-inspection required
FHA	<p>FHA Loans Not Closed: Damage Inspection Report with Interior AND Exterior photos are required by an FHA Roster Appraiser to be completed on or after the 14th day from the Incident Start Date as defined by FEMA, or Incident End Date, whichever is earlier.</p> <ul style="list-style-type: none"> • The original appraisal report must be provided to the FHA Appraiser if the original appraiser is not available to do the report. • All damages must be repaired by licensed contractors or per local jurisdictional requirements. • A statement as to the dwelling habitability with no health and safety issues • Verify if damage is above or below \$5000 <p>FHA Loans that have Closed pending Endorsement: Exterior inspection (Form 2055) with exterior photograph is required by an FHA Roster Appraiser to be completed on or after the 14th day from the Incident Start Date as defined by FEMA, or Incident End Date, whichever is earlier.</p> <ul style="list-style-type: none"> • The original appraisal report must be provided to the FHA Appraiser if the original appraiser is not available to do the report. • All damages must be repaired by licensed contractors or per local jurisdictional requirements. • A statement as to the dwelling habitability with no health and safety issues • Verify if damage is above or below \$5000
USDA	<p>FNMA 1004D/FHLMC 442 form or Property Inspection Report (Form 2075) is required verifying:</p> <ul style="list-style-type: none"> • any damage to the subject property • Effect of disaster on property value and marketability.
VA Loans	<p>If the Appraisal was performed before the FEMA incident end date, VA requires the following per VA https://www.benefits.va.gov/HOMELoANS/documents/docs/va_policy_regarding_natural_disasters.pdf:</p> <ol style="list-style-type: none"> 1) Lender Cert signed 2) Veteran Cert signed 3) VA Loan Summary Sheet (26-0286) Remarks section must be annotated "Lender and Veteran Disaster Cert Enclosed." Additionally, if local law requires the property to be inspected and approved by the local building inspection authority, the copy of the appropriate local report(s) must be provided. Neither VA or veteran shall bear the expense of any disaster-related inspection or repairs.

Property Damage

If the Disaster Inspection report reflects damage:

- Property must be repaired and restored to its pre-disaster condition or better, AND
- Final inspection must be completed on Form 1004D/442 by a licensed appraiser after the repairs are satisfactorily completed.

The link to the Disaster policy can be found by clicking [Here](#).