NATIONS DIRECT MORTGAGE
Your Partner For Prosperity

Disaster Announcement

Effective Date:	**Immediately**
Topic:	**FEMA: DR-4955- Florida – Hurricane Isaias**
Who Should Read:	**All**

FEMA declared a disaster in the state of Florida for 8 Counties. Please FEMA DR 4955-FL-Hurricane Isaias for more details.

State	Counties						Incident Period Start Date	Incident End Date
Florida	Bay County	Escambia County	Gulf County	Holmes County	Okaloosa County	Santa Rosa County	10/6/2026	10/12/2026
	Walton County	Washington County						

Please follow the disaster inspection policy below.

Loan Type:	Disaster Re-inspection Requirements
ALL Loans	When a loan is approaching a tight deadline, we can accept a Borrower Certification with post disaster photos that clearly demonstrate the property has not been adversely affected by the disaster; however, a disaster re-inspection must be provided based on the specific requirements within this credit policy.
Conventional & Including Loans with Appraisal Waivers	One of the following must be met for properties located in a recent disaster area: • A form 2075, CDAIR, or 1004D is required verifying: 1) Any damage to the subject property, and 2) Effect the disaster had on property value and marketability
NonQM Loans	One of the following must be met for properties located in a recent disaster area: • A form 2075, CDAIR, or 1004D is required verifying: 1) Any damage to the subject property, and 2) Effect the disaster had on property value and marketability
FHA/USDA Streamlines and VA IRRRLS	No re-inspection required
FHA Loans Not Closed	**FHA Loans Not Closed: Damage Inspection Report with Exterior photos** is required to be completed by an FHA roster appraiser on or after the 14th day from the **Incident Start Date** as defined by FEMA, or **Incident End Date**, whichever is earlier. • 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 to the habitability with no health and safety issues • Verify if damage is above or below $5000

FHA Loans that have Closed pending Endorsement	**FHA Loans that have Closed pending Endorsement: Exterior inspection (Form 2055)** with exterior photographs is required to be completed by an FHA roster appraiser on or after the 14th day from the **Incident Start Date** as defined by FEMA or **Incident End Date**, whichever is earlier. • 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 to the habitability with no health and safety issues • Verify if damage is above or below $5000
USDA Loans	FNMA 1004D/FHLMC 442 form or Property Inspection Report (Form 2075) is required verifying: • Any damage to the subject property, and • Effect of disaster on property value and marketability
VA Loans	If the appraisal was performed before the FEMA incident date, VA requires the following per VA Policy on Natural Disasters: 1) Lender Cert Signed 2) Veteran Cert Signed 3) Time stamped photos showing no damage to the subject property. 4) VA Loan Summary Sheet with remarks stating "Lender and Veteran Disaster Certifications enclosed" a. If local law requires the property to be inspected and approved by the local building inspection authority, a copy of the appropriate local report(s) must be provided. b. Neither VA nor the Veteran shall bear the expense of any disaster-related-inspection or repairs. 5) Decline in value. If there is any indication that the property, despite repairs, will be worth less at the time of loan closing than it was at the time of the appraisal, VA appraiser must update the original value estimate. 6) Employment/Income Certification. Underwriters must confirm prior to closing that the veteran's employment and income have not changed since the loan application. If at the time of closing the veteran or co-borrower is no longer employed or income has been reduced, this information should be reported to the VA or the Underwriter to re-evaluate prior to closing.
Property Damage ALL Loans	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.