

BULLETIN #2017-37

TO: Distribution

DATE: August 28, 2017

RE: CMG Financial Correspondent Lending Updates

EFFECTIVE: As noted below

CMG FINANCIAL CORRESPONDENT LENDING UPDATES

Topics Covered in this Announcement:

- [Disaster List Updates](#)

DISASTER LIST UPDATES- HURRICANE HARVEY

HURRICANE HARVEY – TEXAS AND LOUISIANA

Due to the current impact of Hurricane Harvey, counties in Texas and Louisiana are officially added to the CMG Disaster List.

Texas			
Bee	Aransas	Brazoria	Calhoun
Chambers	Fort Bend	Galveston	Goliad
Harris	Jackson	Kleberg	Matagorda
Nueces	Refugio	San Patricio	Victoria
Wharton			

Louisiana			
Beauregard	Calcasieu	Cameron	Jefferson Davis
Vermillion			

CMG will continue to monitor the situation and provide updates as applicable.

Links:

[FEMA DR-4332](#)

[Louisiana Declaration Request](#)

[Approval of Louisiana Declaration Request](#)

WEST VIRGINIA SEVERE STORMS, FLOODING, LANDSLIDES, AND MUDSLIDES (DR-4331)

The disaster list is updated to include counties in West Virginia that have been added to individual assistance on FEMA. The [CMG Disaster Policy](#) applies to the following counties.

West Virginia			
Harrison	Marion	Marshall	Wetzel

Links: [FEMA DR-4331](#)

Reminders from [CMG's Disaster Policy](#)

The designation of an area as a "disaster area" for the purpose of CMG's Disaster Policy is made by CMG Corporate Credit and can be based on a federally or state declared disaster area (FEMA or state/federal agency), or through knowledge of a disaster as a result of news and media or personal contacts. When a property is located in Disaster Area, CMG must verify the structure is sound and not negatively impacted by the Disaster. This must be verified prior to purchasing the loan.

- CMG will require recertification from the appraiser on all loans located in the affected Counties prior to purchase;
- If the county is indicated as being in a declared disaster area, the policy must be adhered to;
- The Disasters are referenced with both an incident start date and an incident ending date. The property is considered potentially impacted for 120 days from the incident END date to the date of the property inspection or valuation date;
- If a full appraisal was obtained on the property prior to the declared disaster's incident end date, the inspection must verify the property is sound and habitable and in the same condition as when it was appraised. Any of the following options are acceptable to satisfy this requirement:
 - A 1004D Final Inspection or Appraisal Update signed by the original appraiser
 - FNMA 2075 – Desktop Underwriter Property Inspection Report
 - DAIR – Disaster Area Inspection Report
- Full appraisals obtained after the declaration need to indicate the property has not been impacted by the disaster;
- If the loan qualified for a non-standard appraisal (Property Valuation Update, PIW, 1075, 2055, 2075, 2095) and a Disaster has been declared prior to funding or purchase, a full appraisal with interior and exterior inspection dated after the incident period end date is required. The non-standard appraisal product is not permitted for 120 days after the disaster incident period end date;
- FHA Streamline loans without an appraisal will require an exterior inspection from an FHA approved appraiser;
- VA IRRRL's do not require any additional inspections;
- DU Refi Plus and LP Open Access transactions with or without Appraisal Waivers are excluded;
- Correspondent Lender will be required to furnish CMG with the proper recertification prior to loan approval or purchase.

Refer to full policy for complete guidance: [CMG's Disaster Policy](#)

***Please contact your Correspondent National Sales Manager
or your Correspondent Liaison with any questions.***

3160 Crow Canyon Road, Suite 400, San Ramon, CA. 94583 | 800.501.2001 | NMLS #1820 | www.cmgfi.com

© 2017 CMG Financial, All Rights Reserved. CMG Financial is a registered trade name of CMG Mortgage, Inc., NMLS #1820 in most, but not all states. CMG Mortgage Inc. is an equal opportunity lender, licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act No. 4150025; Loans made or arranged pursuant to a California Finance Lenders Law license No. 6053674. For information about our company, please visit us at www.cmgfi.com. To verify our complete list of state licenses, please visit www.nmlsconsumeraccess.org. For more information on State licenses, please visit <http://www.cmgfi.com/corporate/licensing>.

