



# Homeownership Program Bulletin

October 31, 2007

Program Bulletin #2007-39

To: CalHFA Approved Lenders

## CalHFA Approved Lenders Certification of Property Conditions

As previously reported, President Bush has declared Los Angeles, San Diego, Orange, Riverside, San Bernardino, Santa Barbara and Ventura counties federal disaster areas. There are properties securing loans which have been reserved and submitted to CalHFA for conditional approval or purchase in these counties. CalHFA is concerned that some of these properties may have sustained damage from the wildfires. Therefore, for all CalHFA loan submissions in these counties, the lender must determine if the property has sustained any fire damage and must verify that values of the properties remain equal to the appraised value by providing the following documentation.

- For Loans that have been Conditionally Approved by CalHFA wherein the property has sustained damage by the fires, repairs must be completed prior to purchase by CalHFA. The Lender must submit with the purchase package a dated photo together with the Appraiser's Certification Form 442 verifying that the property has been repaired and properly permitted.
- For Loans that have *not* been Conditionally Approved by CalHFA wherein the property has sustained damage by the fires, repairs must be completed prior to Conditional Approval. The Lender must submit with the loan submission package a dated photo together with an Appraiser's Certification Form 442 verifying that the property has been repaired and properly permitted.
- For properties which have not sustained fire damage, the lender must submit with either the Loan Submission Package or the Purchase Package a dated photo from after the fire together with the Lender's Certification that the property has not sustained damage and the value stated on the appraisal has not been affected.

For questions about this bulletin, contact CalHFA Homeownership Programs by phone 916.324.8088; by fax 916.324.6589; by email at [homeownership@calhfa.ca.gov](mailto:homeownership@calhfa.ca.gov) and you can always visit CalHFA's web site at: [www.calhfa.ca.gov](http://www.calhfa.ca.gov)

Unless otherwise directed, please send all loan files and documents to:  
CalHFA Homeownership Programs  
1121 L Street, 7<sup>th</sup> Floor  
Sacramento, CA 95814