



## Supplement 21-02: Winter Storm Uri

Effective: 03/18/21

Retired: 12/17/21

### Summary of Changes

#### HIGHLIGHTS

**Effective for Mortgage Loans not Delivered as of February 12, 2021**, Properties impacted by below average temperatures during Winter Storm Uri are subject to additional requirements.

#### Primary Changes

For all Properties not yet Delivered, if the Property

- is located in Texas or one of the surrounding States impacted by Winter Storm Uri, and
- experienced below average temperatures from February 14 through February 21, 2021 (Weather Event), you must confirm
  - the plumbing system is in satisfactory working order, and
  - whether damage or flooding issues are present in common areas and interior units.

Additionally, for a Mortgage Loan secured by a Property impacted by the Weather Event:

- If the Mortgage Loan Origination Date has not yet occurred and the Property was inspected before February 14, 2021:
  - the Borrower must certify no damage occurred from the Weather Event; or
  - if the Borrower certifies damage occurred:
    - the engineer must re-inspect the Property and estimate the damage;
    - you must require a Completion/Repair Escrow based on the inspection; and
    - the Weather Event-related Completion/Repairs must be completed within 6-months after the Mortgage Loan Origination Date.
- If the Mortgage Loan Origination Date has occurred but the Mortgage Loan has not yet Delivered:



- the Borrower must certify no damage occurred from the Weather Event, and the standard Borrower and Lender representations and warranties will apply when the Mortgage Loan is Delivered; or
- if the Borrower certifies damage occurred:
  - you must obtain remediation plans from the Borrower including scope, cost, and completion before Delivery; or
  - if repairs cannot be completed before Delivery,
    - you must comply with Part V, Chapter 3: Asset Management: Loan Document Administration, Section 314: Casualty Losses – Performing Mortgage Loans, and
    - if the repairs exceed the lesser of \$75,000 or 20% of the UPB, you must submit the transaction to Portfolio Risk Management at [drawer\\_am@fanniemae.com](mailto:drawer_am@fanniemae.com) before Delivery.

## Questions

Please contact the following with any questions:

- the Fannie Mae Deal Team for Properties not yet under application;
- Kelly Ormsby at (312) 368-7114, or [kelly\\_ormsby@fanniemae.com](mailto:kelly_ormsby@fanniemae.com), for Properties under application; and
- Portfolio Risk Management at [drawer\\_am@fanniemae.com](mailto:drawer_am@fanniemae.com) for Properties with a Committed Mortgage Loan, but have not yet Delivered.