



Guide Update 21-16: Environmental Database Review

Effective: 11/19/21

Retired: 07/13/23

Summary of Changes

HIGHLIGHTS

Effective for Mortgage Loans Committed on or after November 19, 2021, the criteria for determining when to obtain a new Environmental Site Assessment (ESA) was updated in

- Part III, Chapter 14: Supplemental Mortgage Loans, and
- Part III, Chapter 18: Choice Refinance Loans.

Primary Changes

A new Phase I ESA is not required if an Environmental Professional performs an environmental database review and identifies no

- potential environmental concerns (as defined in ASTM E1528 – Standard Practice for Limited Environmental Due Diligence: Transaction Screen), or
- adverse conditions requiring further due diligence.

Questions

Please contact Tammy Romero at (202) 752-7533, or tammy_romero@fanniemae.com, with any questions.