

**MPF Announcement:**

2023-65

**Date:**

August 21, 2023

**Alert:**

**Clarification**

New Policy

**Policy Update**

Reminder

Training Information

**Audience:**

Compliance/Legal

Program Management

**Origination**

Quality Control

Servicing

Underwriting

**Product:**

MPF Government MBS

**MPF Traditional**

MPF Xtra<sup>®</sup>

**Effective Date:**

**Immediately** (unless otherwise noted)

## MPF Traditional Selling – Condominium Eligibility Updates

Clarified requirements for project standards by incorporating additional guidance for the following:

- projects with delinquent special assessment dues,
- the proper treatment of projects subject to pre-litigation activities,
- identifying projects that operate as hotels or motels,
- projects in need of critical repairs, including material deficiencies and significant deferred maintenance,
- updated requirements in the list of Ineligible Projects related to projects with:
  - a status of "Unavailable" in Fannie Mae's Condo Project Manager (CPM)
  - multi-dwelling unit condominiums
  - property that is not real estate
  - continuing care facilities
  - space that is used for nonresidential, commercial purposes, or non-incidentual business operations

### Reference

Please note you can access the [MPF Guides](#) and [MPF Announcements](#) on our [MPF Website](#).

Visit the [MPF Website](#) to review and register for upcoming complimentary [MPF Webinars](#).

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For additional information see section 8.2.7 Delinquent HOA Dues/Special Assessments, 8.4 Ineligible Projects, 8.4.1 Hotels or Motels, and 8.4.2 Projects in Need of Critical Repairs of the MPF Traditional Selling Guide.

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