

SBL Update



FreddieMac
MULTIFAMILY

Optigo Happy® Inspection Ratings

Inspection rating guidance for items that impact physical condition of the property will be updated in Optigo Happy. The proposed change will create further alignment with inspection ratings per MBA guidelines. We will notify Optigo® lenders once these changes are live in Optigo Happy.

The following proposed descriptions can be used to assist the inspector in rating various questions in Optigo Happy.

1 – Excellent: Typically newer property or recent major rehab/significant investment, no deferred maintenance, no life safety/code violations, superior R&M practices, capital needs addressed.

2 – Good / Very Good: Some minor issues noted that can be resolved by on-site maintenance, no/isolated deferred maintenance, no/minor life safety/code violations, proactive R&M practices, majority of capital needs addressed with no impact to property performance.

3 – Fair: Declining condition or isolated deterioration typically requiring an outside contract to remediate, material deferred maintenance, some life safety/code violations, reactive R&M practices, critical capital needs addressed but additional capital investment required.

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4 – Deteriorated: Substantial issues noted with follow-up required, extensive deferred maintenance, life safety/code issues requiring immediate attention, reactive R&M practices that do not address concerns, critical capital needs are not being addressed which is negatively impacting property performance.

5 – Unacceptable: Functionality of systems and components is compromised which materially impacts marketability, excessive deferred maintenance, significant life safety/code issues requiring immediate action, inadequate R&M practices, critical capital needs are not being addressed.

Please note, the proposed description changes are only impacting sections related to physical condition. There may be ratings that do not relate to physical condition (e.g., visibility of subject property) that will remain the same (great/good/fair/poor/very poor).

Overall Physical Condition vs. Overall Rating & Inspector Comments

The overall rating must reflect the inspector's overall view of the physical condition of the property. These two sections and associated ratings should typically align. However, if the inspector provides differing ratings in these sections, please describe the rationale for those ratings in each of their individual notes section.

Reminder: Freddie Mac Delegated Inspections

We have updated the [SBL Inspection Request Template](#) to include questions that may help us determine if a Freddie Mac inspection can be delegated. We recognize that some of this information may not be available during scheduling, however, please provide as much information as possible. The delegation is not guaranteed and an in-person inspection conducted by Freddie Mac may still be required if additional issues arise post delegation.

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Please begin using the new form immediately for any unscheduled or incomplete property inspections. It can be found on our Originate & Underwrite webpage [under the Inspections tab](#).

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