

PRS Assessment Completion Best Practices

January 2023

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Assessment Resubmissions

A five-day hold period is not applicable to resubmitted assessments. The assessment will move to accepted status within 24 hours of resubmission. Resubmissions require all attachments to be resubmitted with the appropriate due date naming convention.

Changes in General Loan Information

Unit #, Unit Mix, Property Name Changes

- Email mf_asset_perf@freddiemac.com with supporting documents to update the Property Reporting System (PRS) and Freddie Mac's internal records. The request should also explain the reason for the change and discuss the necessary approvals obtained if necessary.
- The request for the change should be made prior to the assessment submission to eliminate a Data Warning.

Annual Inspection Form (AIF)

Submission Requirements

AIF Package Upload Requirements

Per Chapter 40 of the *Multifamily Seller/Service Guide* (Guide), Freddie Mac requires servicers to submit the completed AIF template and attachments in PRS no later than 60 days after the date of inspection. This can be in an earlier quarter than the AIF due date. However, please note that the due date for future inspections will be adjusted to the quarter-end of actual submission (essentially making a permanent due date change upon early submission).

Reporting Commercial Units

If details such as rents, lease terms, expiration dates and tenant name are not already included in the rent roll, you should include the information in the user worksheet in the AIF template. Please comment if commercial units are an issue that negatively impacts the property.

Form Reminders

General Info Tab

- a. **Loan Balance:** If there is more than one Freddie Mac loan, the servicer should report the combined Freddie Mac UPB for the loan balance.
- b. **Contact Information:** Enter primary preparer of the AIF, which is typically the servicer and not the property management company. These details provide Freddie Mac with a point of contact if there are any questions about the AIF submission.
- c. **Investor Loan #:** Enter servicer loan # if not pre-populated.
- d. **Operations & Maintenance (O&M) Plan:**
 - Property management does not necessarily have to produce O&M certification during the inspection to be considered compliant with O&M requirements. However, the servicer should ensure that there is no evidence of the property being non-compliant and enter the appropriate response accordingly.
 - Response to this question should be consistent with the response to the question “Is the property in compliance with all O&M Plan(s)?” in the Management Interview tab.
- e. **Number of Units: Include only residential units; exclude commercial units.**
- f. **Vacant Space:** Include down units.
- g. **Down Space:**
 - Response should be consistent with response to the question “In the past 12 months, have there been any fires, significant water intrusion or other property damage?” in the Management Interview tab.
 - The number of down units reported should be consistent with unit mix section in the Multifamily tab.
 - If the down space is a result of a hazard loss, determine if the Hazard Loss Notification and Plan, Form 1140, is required per Chapter 43 of the Guide. Submit and explain actions taken where appropriate.
- h. **Change Since Last Inspection:**
 - A “Yes” response should refer to a change in the property management company not the property manager.
 - If a property management company change has occurred, determine if approval is required/has been obtained or if servicer-delegated approval is allowed per Chapter 43 of the Guide. Comment on actions taken accordingly.

Physical Condition and Deferred Maintenance Tab

- a. **Overall Property Rating:** Rating should be consistent with individual property component ratings and trends. Provide explanations if there is a discrepancy.
- b. **Deferred Maintenance Items:**
 - If the space provided is insufficient, provide additional information in the User Worksheet tab. Enter main items and larger cost to repair items on the Physical Condition & DM tab.
 - Exclude Upgrade Capex (including those defined in Repair Agreements) and hazard loss (covered by insurance) amounts from deferred maintenance. You should include these amounts in the Capital Expenditure section on the General Info tab.
 - For Senior Housing supplemental items, list deferred maintenance separately on the Srs Supplemental I tab. Do not enter duplicate amounts in both tabs.

Photos

Submission is now required as an additional attachment.

Management Interview Tab

- a. **Average Rents:**
 - Report per unit per month (not per square foot).
 - Explain if market rents differ significantly from subject's average rents.
- b. **Question on fires/significant water intrusion/property damage in the past 12 months:**
 - Response should be consistent with down units.
 - Determine if Form 1140 is required per Chapter 43 of the Guide and submit where necessary. Explain actions taken where appropriate.
- c. **Question on compliance with O&M Plan(s):** Response should be consistent with O&M Plan question on General Info Tab. Do not choose Not Applicable if an O&M was required at origination.

Multifamily Tab

Unit Breakdown: Only include information on residential units, exclude commercial unit details in unit breakdown. Commercial unit information should be included in rent rolls, comment section or the additional User Worksheet tab.

Seniors Housing Addendum

Part II: Resident Rooms/Occupancy

- a. **Question on unit mix compliance specified in the mortgage and/or approved by Freddie Mac since origination**
 - Freddie Mac approval is required if there is >10% change in type of service provided (not unit mix within service type).

Part VI: Regulatory Compliance — Regulatory/Licensing Agency and Regulatory/Licensing Agency Inspection Sections

- These two sections within the Regulatory Compliance tab are not applicable for senior housing facilities that do not provide personal care services (for example, 100% Independent Living facilities). However due to current form limitations, the fields below cannot be left incomplete. Please enter the responses as indicated while Freddie Mac is working on getting this issue corrected:
 - Enter “Inspection date” for Expiration Date of Operating License.
 - Enter “N/A” for Certification/Licensure.
 - Enter “No” for deficiencies cited /penalties (monetary/non-monetary) assessed.
 - Enter “Yes” to Agency considers property in compliance.
- b. **Expiration date of Operating License:** For evergreen licenses, enter date of next scheduled Agency inspection.

Loan Management Form (LMF)

Form Reminders

Question relating to borrower compliance with insurance requirements has been removed

Monitoring insurance compliance is the servicer's responsibility. While there is no need to comment on insurance related matters in the LMF, channel all insurance related issues/questions to the servicer internal insurance department. An insurance waiver request can be submitted through the Insurance Compliance Tool available on the [Multifamily website](#).

Question relating to borrower/property in a non-monetary default of loan documents

Continue to verify that borrower/property is compliant with terms within the loan documents (e.g., regulatory requirements/rent regulations, unauthorized lien requirements, change in property management/borrower/principal). While there is no need to affirm compliance, provide comments on nature of any non-compliance, actions taken and any pertinent information.

Escrows Questions

Report escrow balances **only** in cases where you have cited that there is an escrow problem and/or there are significant concerns regarding the physical condition of the property. For example, if property condition is rated 4/5 declining or deferred maintenance > 5% or >\$500K, report if replacement reserves are funded and provide current balance amounts. Similarly, if there are repair escrow issues, report if escrows are funded, completion due dates (including extended due dates), percent completed and significant outstanding items.

Comments Section

There is no need to enter "N/A" or "No Issues" or affirm borrower compliance. Comments should highlight and explain non-compliance issues, actions taken/action plans, approvals obtained and other noteworthy information.

Overall Annual/Quarterly Financial Submission Requirements

- Upload coded statements if available.
- Best practice is to include the preparer's name and contact information in the comments.

CREFC Submission Template

Please refer to the following reference materials for completing the CREFC Template: CREFC IRP 8.0 Reference Guide, PRS CREFC Individual Desk Reference, Freddie Mac's Guide on Completing and Submitting the PRS CREFC Assessment.