

## SBL: Property Inspection Changes



**SEPTEMBER 7, 2017**

Effective immediately, Freddie Mac Small Balance Loans (“SBL”) will begin leveraging the results of SBL Seller/Servicer (“Seller”) inspections of properties in Top Markets. This means Sellers will no longer need to coordinate Top Market inspections with the Freddie Mac SBL team. Also, effective immediately, Freddie Mac’s SBL Regional Production teams will be responsible for conducting inspections of properties in Small and Very Small Markets (along with SBL Sellers).

These changes reflect the on-going evolution of Freddie Mac’s SBL business - where speed of execution and prudent/thoughtful risk management must be balanced. By adjusting inspection protocol, Freddie Mac best achieves this balance by optimally positioning SBL staff on those properties and markets that require expert analysis. Additionally, these changes would not be possible without the proven expertise of the outstanding SBL Seller teams.

Note that there is no change to SBL’s inspection protocol in Standard Markets.

With respect to loans in Standard, Small and Very Small Markets, Sellers should continue to schedule inspections with Freddie Mac as usual. For your convenience, below are the regional inspection contacts:

SBL Region	Inspection Contacts
Northeast	Michael Gray 212-418-7723 <i>michael_gray@freddiemac.com</i>
Southeast	Kevin Duffy 404-419-2123 <i>kevin_duffy@freddiemac.com</i>
North Central	Spencer Wenzloff 312-407-7467 <i>spencer_wenzloff@freddiemac.com</i>
South Central	Jason Abidi 972-395-2722 <i>jason_abidi@freddiemac.com</i>
West	Michael Maria 213-337-4290 <i>michael_maria@freddiemac.com</i>

As a reminder, inspection requirements are detailed in Section 8SBL.15 of the Multifamily Seller/Servicer Guide and the [SBL Property Inspection and Lease Audit](#) form. When conducting a delegated inspection, Sellers should choose “Delegated” from the drop-down menu for “Inspection type” on the SBL Property Inspection and Lease Audit form. Freddie Mac will confirm the delegation in the “Seller Only” section of the loan Commitment.

If you have any questions, please contact the SBL Regional Production or Underwriting Manager.