

Bulletin

NUMBER: M2013-5

TO: Freddie Mac Targeted Affordable Housing Sellers

September 30, 2013

SUBJECTS

With this Bulletin for the Delegated Underwriting for Targeted Affordable Housing Guide (TAH Guide), we are:

- Permitting licensed architects to perform the same tasks as licensed engineers with respect to on-site inspections and the completion of Level 1 Seismic Risk Assessment (SRA) reports
- Expanding the scope of Seller/Service's representations, warranties, confirmations and diligence relating to compliance with, or violations of, building codes
- Making the following miscellaneous changes:
 - Including form names for certain forms referenced in the TAH Guide
 - Providing additional details regarding a system administrator's responsibilities with respect to providing access to the Multifamily Software Applications, the Guides and Multifamily secure content

Effective dates

All of the changes announced by this Bulletin are effective immediately.

Conclusion

More details on these changes are provided on the pages that follow. All Guide text for the changes in this Bulletin is highlighted in green on AllRegs. If you have any questions about this Bulletin, please call your Freddie Mac representative.

Sincerely,

David Brickman
Senior Vice President
Multifamily

Level 1 SRA Consultant Qualifications

We have revised our requirements for the preparation of the Level 1 SRA to permit architects to complete these reports. The qualifications applicable to professional engineers with respect to licensing and years of experience also apply to architects conducting on-site inspections and writing or reviewing a Level 1 SRA report. See Section 16.11(a) of the Seller/Service Guide for these changes.

Compliance with Applicable Building Codes

We are revising the Guide to expand the Seller/Service's representations, warranties, confirmations and diligence relating to compliance with, or violations of, building codes such that all federal, State and local laws, ordinances and codes are covered, including the Fair Housing Act, Americans with Disabilities Act and other handicapped accessibility laws.

These changes can be found in Sections 5.6(a), 14.3(b), 14.4 and 16.6 of the Seller/Service Guide and Section 15.11(a) of the TAH Guide.

Forms

We have revised Section 32A.4(b) to include the names of the wire transfer authorization forms that must be included in the Final Delivery Package.

System Administrator Responsibilities

We are clarifying that the Seller/Service must designate one or more of the individuals on its staff as the system administrator, and that the system administrator is responsible for identifying each Seller/Service employee (or vendor, as applicable), who needs access to a Freddie Mac Multifamily Software application, the Guide and Multifamily secure content on FreddieMac.com.

These changes can be found in Sections 2.13(a) of the TAH Guide and 2.13(b) of the Seller/Service Guide.