

## **Conversations between Corey Lang and FHA 15 January 2013**

I spoke with HUD today about our building and received some answers. We need to determine from Legum and Norman as to when we were first approved. I believe that we first started this process two years ago. The importance of when we were initially approved will determine the additional step we will need to take in order to extend our approval.

- If the property was initially approved prior to 2000, a project approval will be required. This would be the same extensive procedure that we did initially.
- If the property was initially approved after 2000, all we will need is a recertification which is less time consuming and expensive. With this option, we have 6 months after our expiration (1/10/13) to get our recertification complete. If not, we will have to do a full project approval. This process, however, could have been started 6 months prior to our expiration too.
- According to HUD, the building status expired and we were not rejected.

Below are some links I received from the agent at HUD.

### ***FHA Information***

Thank you for contacting the FHA Resource Center, a response to your inquiry is provided below. If the information does not fully address your question, please forward this email (do not reply) to [answers@hud.gov](mailto:answers@hud.gov), and provide additional information so that we may better serve you. You may also speak directly to a customer service representative by calling 1-800-CALL-FHA (1-800-225-5342) or visit our online knowledge base at [www.hud.gov/answers](http://www.hud.gov/answers), 24 hours/7 days a week.

FAQ: What are the FHA condominium project recertification requirements and where can I find them?

Condominium Project approvals will expire two years from the date of placement on the list of approved condominiums. Further participation in the program after the two-year period has expired will require recertification to determine that the project is still in compliance with HUD's project eligibility requirements and that no conditions exist which would present an unacceptable risk to FHA.

For projects that were initially approved on or after January 1, 2000, the project is eligible for the condominium project recertification process.  
For projects with an initial approval date issued on or before December 31, 1999, a full condominium project approval review is required.

The recertification process will begin six (6) months prior to the approval expiration date with the availability to recertify until six (6) months after the approval expiration.

If the project has not recertified within the time frame noted, full project approval will be required.

The HOC or DELRAP lender must process a recertification of a project's approval following the requirements described in the Condominium Project Approval and Processing Guide (Attachment to Mortgagee Letter 2011-22) and Mortgagee Letter 2012-18.

For more information regarding condominium projects refer to

- FHA Condominium Mortgage Insurance Page

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/condo](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/condo)

- ML 11-22 and ML 12-18

[http://portal.hud.gov/hudportal/HUD?](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/letters/mortgagee)

[src=/program\\_offices/administration/hudclips/letters/mortgagee](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/letters/mortgagee)

- Search for approved condominiums

<https://entp.hud.gov/idapp/html/condlook.cfm>

- To identify the jurisdictional HOC for the state where the condominium project is located you may go to [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/hoc/hsgghocs](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/hoc/hsgghocs)

FAQ: Where can I find the approval procedures for condominium projects?

Mortgagee Letter 2011-22 provides the requirements and procedures for obtaining FHA condominium project approval.

Mortgagee Letter 12-18 provides temporary condominium project approval guideline changes to address current housing market conditions. The temporary changes are effective for all condominium projects (approval, recertification, annexation or reconsideration) submitted for review as of September 13, 2012 and will apply until August 31, 2014.

For more detailed information regarding these requirements please visit the following HUD web pages.

•Mortgagee Letters

<http://www.hud.gov/offices/adm/hudclips/letters/mortgagee/>

• FHA Condominium Mortgage Insurance Page

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/condo](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/condo)

- Search for approved condominiums

<https://entp.hud.gov/idapp/html/condlook.cfm>

- To identify the jurisdictional HOC go to

<http://www.hud.gov/offices/hsg/sfh/hoc/hsghocscfm>

- HUD Handbooks [http://portal.hud.gov/hudportal/HUD?](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/hsg)

[src=/program\\_offices/administration/hudclips/handbooks/hsg](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/hsg)

DISCLAIMER: All policy information contained in this knowledge base article is based upon the referenced HUD policy document. Any lending or insuring decisions should adhere to the specific information contained in that underlying policy document.