



25-053

## Arc Home LLC Wholesale Lending Announcement

### Expanded FEMA Disaster Declaration in New Mexico

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FEMA has expanded the existing disaster, [DR# 4886](#), in New Mexico. The newly added county is highlighted below:

Lincoln	Dona Ana
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For all loan products, if the appraisal was completed prior to **June 24, 2025**, we will require an exterior inspection. The reinspection must be completed by a licensed inspector with photographs, verifying the subject property was not impacted by the event. If the exterior inspection indicates any damage has occurred to the property, an additional interior inspection will be required by the appraiser. For any Conventional loan with a Property Inspection Waiver, VA IRRRL, FHA Streamline or USDA Streamline, the inspection must be dated on or after **June 24, 2025**.

### Disaster Inspection Documentation Requirements

The following grid provides direction for different loan types based on whether the loan is closed but not yet funded as well as whether the loan is closed:

Investor	Loan Status	Direct Lending	Wholesale	Correspondent
Fannie/Freddie/VA/USDA/ FHA Purchase, Rate/Term, Simple Refinance and Cash-Out Refinance	Signed/Closed/Not Funded	Require a Post-FEMA Disaster Inspection with photos OR Borrower attestation with external pictures of all 4 sides of the property.		Lender Certification (on letterhead) or Post- FEMA Disaster inspection with photos. OR Borrower attestation with external pictures of all 4 sides of the property.
	Not Signed/ Closed	Delay Closing and Require a Post-FEMA Disaster Inspection with photos OR Borrower attestation with external pictures of all 4 sides of the property.		



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FHA Streamline Refinance, Marquee Jumbo	Signed/Closed/Not Funded	Require a Post-FEMA Disaster Inspection with photos	Lender Certification (on letterhead) or Post- FEMA Disaster inspection with photos.
	Not Signed/Closed	Delay Closing and Require a Post-FEMA Disaster Inspection with photos	
AG (all products), Foreign National DSCR Edge (all products)	Signed/Closed/Not Funded	Fund Loan, Delay Delivery and Require a Post-FEMA Inspection with photos OR Borrower attestation with external pictures of all 4 sides of the property.	
	Not Signed/ Closed	Delay Closing and Require a Post-FEMA Disaster Inspection with photos OR Borrower attestation with external pictures of all 4 sides of the property.	