



**MFM Bulletin: 014-2025**

**Date:** July 15, 2025

**Subject:** FHA Disaster Policy Updates

FHA has issued Mortgagee letter 2025-19 providing updates to policies related to properties located in Presidentially Declared Disaster Areas.

FHA has removed the 14-day waiting period requiring an inspection report to be dated on or after the incident- period end date or 14 calendar days from the incident begin date, whichever is earlier. The disaster inspection requirements are now the same as for conventional loans.

If the effective date of the appraisal is on or before the incident period end date, including ongoing disasters where an incident period end date has not yet been declared, then;

- A disaster inspection must be completed prior to closing, confirming the property has not been adversely affected by the disaster from one of the following:
  - Appraisal update and/or Completion Report (Form 1004D)
  - Property Inspection Report (Fannie Mae 2075 or Freddie Mac 2070, Streamline Inspection)
  - Third Party Inspection through Red Bell Real Estate (A Radian Company)  
<https://redbellre.com>. Inspection must contain photos that clearly demonstrate the property has not been adversely affected by the disaster.

All damage (other than minor cosmetic) must be repaired and final inspection will be required. The MFM FEMA Declared Policy and Procedures have been updated to reflect these changes.

Please contact the MFM Underwriting Dept. ([underwriting@memberfirstmortgage.com](mailto:underwriting@memberfirstmortgage.com)) if you have any concerns pertaining to guidelines and/or eligibility.

Thank you