

Fannie Mae Condo – **Limited Review**

A Fannie Mae "*Limited Review*" only requires that the project meets the few requirements listed below. Fannie Mae allows this because the down payment requirement for a *limited review* is higher than for a *full review*.

- The developer has transferred control of the association to the individual unit owners.
- The project must be 100% complete, with no additional phases to be built.
- At least 75% of the total units are sold and closed.
- Must not be a condotel or have condo-hotel type amenities such as a rental desk.
- No one entity can own more than 75% of the units.
 - Small 1-4 unit condo projects are eligible as long as no individual owns more than 1 unit.
 - 5-20 unit condo projects are eligible as long as no individual owns more than 2 units.
- Commercial space can't exceed 35% of the total project.
- Litigation against the developer or contractor that is named as a party that relates to the safety, structural soundness, or habitability is not allowed.
 - Pending litigation "*concerning localized damage to a unit in the project that does not impact the overall safety, structural soundness, habitability, or functional use of the project*" is acceptable
 - Pending litigation when the amount of the claim is known is acceptable.

A **Limited Review** is much easier to get approved than a **Full Review** because the condo complex questionnaire and condominium association budget are not required.