CONDO OWNERS, BUYERS & BOARDS

Will your condo still be financeable in 2027?

Fannie Mae & Freddie Mac are overhauling condo lending. **Two changes are already in effect - the biggest lands January 1.**

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What changes, and when

July 1, 2026	**Insurance rules changed** roof coverage, deductibles, walls-in policies	IN EFFECT
Aug 3, 2026	**Full financial review on every loan** limited review eliminated	IN EFFECT
Jan 1, 2027	**HOA reserves must rise 10% to 15%** boards set 2027 budgets this fall	AHEAD

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Before vs after

	UNTIL NOW		GOING FORWARD
Review depth	Limited review on many loans	→	Full HOA financial review, every loan
Reserves	10% of budget	→	15% of budget

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What to do now

1. **Owners**
   Ask your board where the 2027 reserve line stands.

2. **Buyers**
   Get the building reviewed before you write an offer.

3. **Boards**
   Model the reserve increase into the fall budget vote.

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Buildings that don't prepare lose buyers. Values follow.

Free plain-English guide + full briefing

link in the post

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