

**Purpose**

***Lenox / WesLend FEMA Disaster Area Policy***

Lenox / WesLend will follow the procedures below, for any county found within a FEMA Disaster Area, marked for “Individual” assistance **or those areas that we have reason to believe sustained damage in a disaster**. Please visit FEMA website for detailed information on any current disaster and associated counties.

Use the link below to access FEMA Disaster site.

<https://www.fema.gov/disasters>

<https://www.fema.gov/disasters/disaster-declarations>

[https://www.fema.gov/news-releases?field\\_related\\_fema\\_regions\\_tid=49255&items\\_per\\_page=10&=GO](https://www.fema.gov/news-releases?field_related_fema_regions_tid=49255&items_per_page=10&=GO)

[State Offices](#)

[News Agencies](#)

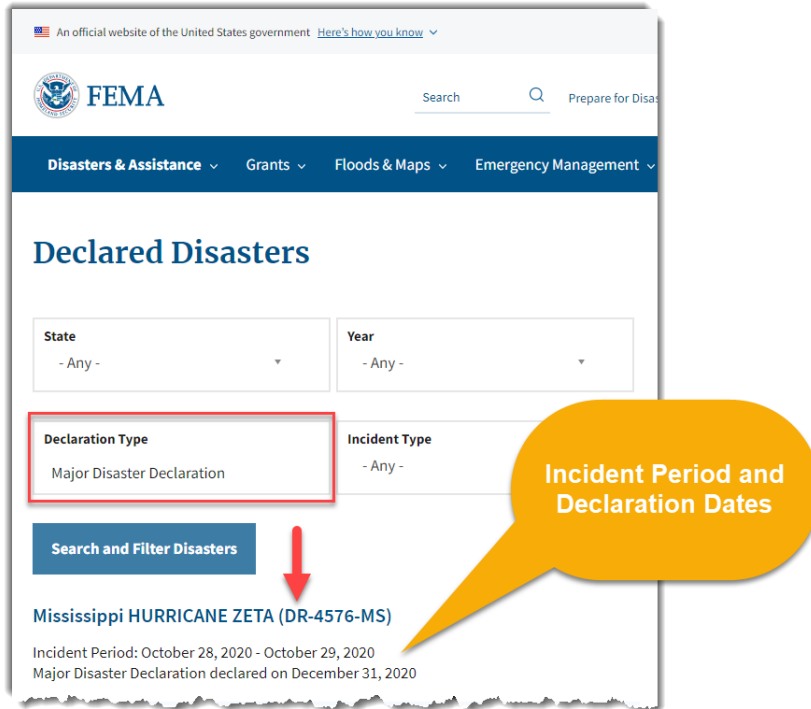
If the effective date of the appraisal was:	Then...
On or prior to the Disaster Date, for the following: <ul style="list-style-type: none"> <li>Conventional Loans</li> <li>Non-Conforming / Jumbo loans</li> <li>Non-QM</li> <li>All FHA, VA and USDA</li> </ul>	The valuation must be validated with the following <b>(interior and exterior only)</b> : <ul style="list-style-type: none"> <li>1004D (Disaster)</li> <li>CDAIR</li> <li>Or interior and exterior Disaster report</li> </ul> <b>Re-inspection costs will be charged to Lenox / WesLend</b>
On or prior to the Disaster Date and a Property Inspection Waiver (PIW) or other alternative valuation tool was used.	A full appraisal with interior and exterior inspection. <b>Note: This will be a cost charged to the file (borrower).</b>
The day after the Disaster date until the expiration of the disaster notice (generally 120 days from the date of the original event, but may be extended)	A full appraisal with interior and exterior inspection is required regardless of AUS findings and/or guidelines. <b>Note: This will be a cost charged to the file (borrower).</b>
<p><b>Note:</b> For any FHA Streamlines w/out an appraisal, or VA IRRRLs, <u>a full appraisal</u> will be required for properties located in the affected counties or areas with closing dates corresponding to the disaster.</p> <p><b>*Special Note:</b> For all declarations indicating an ongoing incident, all loans, in the affected counties, will be reviewed to determine if the property is within close proximity to the disaster. If the property is deemed affected by the disaster or if it cannot be determined that the property is not affected by the disaster, Lenox/WesLend Disaster Area Property Valuation will need to be followed. All FHA, USDA and VA loan files will follow appropriate government requirements.</p>	

Re-inspection requirements are expected to remain in place for all properties with appraisal dates prior to the incident end date **or for at least 120 days following the incident end date for loan transactions where an appraisal inspection is not otherwise required** unless otherwise announced by Lenox/WesLend.

**Note:** *Lenox / WesLend* reserves the right to require additional inspections at underwriter/credit risk discretion, for properties within identified FEMA counties or any property in any county deemed by WesLend to be affected by the disaster in question.

### Identifying the Disaster and Assistance Level on FEMA.gov

- Search **Major Disaster Declaration** under Declaration Type.
  - Any disaster labeled **DR** has been determined to be a major disaster.
- Click on the disaster declaration to access more information on the post.



- Select **Designated Areas** to determine the assistance being provided.




- Individual and public assistance are shown separately. Lenox/Wesland policy applies to areas receiving **Individual Assistance**.

### Designated Areas: Disaster 4576

**Individual Assistance**

(Assistance to individuals and households)

- George (County)
- Greene (County)
- Hancock (County)
- Harrison (County)
- Jackson (County)
- Stone (County)




**Public Assistance**

(Assistance to State, Local, Tribal and Territorial governments and certain private-non-profit organizations for emergency work and the repair or replacement of disaster-damaged facilities)

**PA**

- George (County)
- Greene (County)
- Hancock (County)
- Harrison (County)
- Jackson (County)
- Perry (County)
- Stone (County)



**Disasters**

Mississippi Hurricane Zeta (DR-4576-MS)

Designated Areas

Disaster Federal Register Notices