



## Preforeclosure Clear Boarding Clarifications

Fannie Mae released a new allowable for clear boarding on properties in preforeclosure and no longer accepts plywood boards as an acceptable boarding solution on windows of its properties. This clarification applies to properties in preforeclosure that secure a Fannie Mae loan (non-home equity conversion mortgage [non-HECM]). It does not apply to Fannie Mae's REO properties. Listed below are common questions about preforeclosure clear boarding.

**Q1. Should clear boarding be installed retroactively on properties already boarded with plywood?**

Yes, servicers have 90 days from the effective date of **March 29, 2017**, to re-glaze/repair or clear board ALL unsecured and previously plywood boarded windows.

**Q2. Can properties be unsecured or secured with plywood for a short time while waiting on the clear boards to be shipped?**

No.\* Except in certain limited circumstances described below, plywood must not be used on windows on properties that secure a Fannie Mae loan (non-HECM). Servicers are allowed 7 days to secure a property, including reglazing/repairing or clear boarding, from the first time it is discovered vacant. If it is discovered that windows need to be reglazed/repared or clear boarded any time after the initial secure timeframe, the appropriate service should be performed within 3 days of discovery.

\*Exceptions where plywood may be acceptable:

- Severely fire damaged or pre-demolition properties. Contact Fannie Mae on a case-by-case basis for exceptions.
- Non-window openings.

**Q3. Does Fannie Mae have a preference for clear boards or for repairing the window?**

Where feasible, Fannie Mae prefers to re-glaze/repair. The servicer or field services vendor should determine the appropriate strategy. Cost, number of windows, likelihood of additional breaks, etc. should all be considered.

**Q4. Is there an allowable for window repair (i.e., re-glazing)?**

The re-glazing/repair window allowable will be available in an **April 12, 2017**, policy update. In the meantime, please submit an Over Allowable bid through HomeTracker at or below the following fee structure:

- Standard ( $\leq 36'' \times 36''$ ) = \$150
- Large ( $> 36'' \times 36''$ ) = \$200
- Life of loan cap = \$600

Fannie Mae prefers the use of a single strategy (clear boarding or re-glazing/repairing) for each property.

**NOTE:** *If the property with re-glazed/repared windows is subsequently compromised, clear boarding must be used.*



**Q5. Has Fannie Mae reconsidered its allowable pricing for clear boarding?**

The updated clear boarding allowable thresholds will be available in the **April 12, 2017**, policy update. In the meantime, please submit an Over Allowable bid through HomeTracker at or below the following fee structure:

- Small ( $\leq 72$  UI) = \$185
- Large ( $> 72$  UI) = \$285

**NOTE:** *Allowable thresholds include full labor and material costs of installation.*

**Q6. What type of material is acceptable for clear boarding? Does Fannie Mae prescribe specific criteria for thickness, impact resistance, translucency of materials or installation methods for clear boarding?**

Currently, SecureView™ and InvisiBoard™ have demonstrated that their products have the appropriate quality and installation materials/processes as well as an appropriate level of impact resistance, thickness and translucency. In addition, Fannie Mae will allow a minimum of 3/16<sup>th</sup> inch polycarbonate clear board. Fannie Mae is open to the development and use of other products but requires that those products be demonstrated in the field and approved by Fannie Mae prior to use.

**NOTE:** *Acrylic and Plexiglass products are not acceptable, and 2x4s are not an acceptable bracing method.*