

Condo Project Advisor®

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December 2025 Release Notes

Condo Project Advisor® (CPASM) Release Notes provide updates on enhancements to help you streamline the way you work and offer a summary of feedback messages.

Seller Review Certification

Effective December 8

As announced in *Single-Family Seller/Service Guide* (Guide) [Bulletin 2025-13](#), CPA Seller Review Certification is an enhancement to the Project Assessment Request (PAR), adding an option for Sellers to submit a condominium project for [Seller Certified" PAR status](#) through CPA.

Use the homeowner's association (HOA) questionnaire and project documents to answer project review related questions in the Seller Review Certification (SRC). CPA will determine if you can receive a CPA Feedback Certificate with a Seller Review Certification status for an established condominium project based on the data you entered.

The benefits of SRC include:

- Greater underwriting certainty: SRC helps you comply with the *Single-Family Seller/Service Guide* (Guide) prior to selling the loan to Freddie Mac.
- Centralized access: All CPA users within your organization can leverage the project's SRC.
- Time and cost savings: You don't need to provide project information if CPA assessed the project as compliant.

The new submission process begins with the Project Assessment Results page for certain projects. You'll be directed to the SRC page where you can submit the condominium project for certification. You can also manage your submissions on the Seller Review Certification Pipeline page.

From the Project Assessment Results Summary page, a Submit for Seller Review Certification button will appear to submit for an SRC if the project can be submitted for certification.

The screenshot displays the 'Results Summary' page in the Condo Project Advisor interface. At the top, there are navigation tabs: 'Condo Project Advisor', 'PROJECT ASSESSMENT REQUEST', 'PROJECT WAIVER REQUEST', and 'OTHER LINKS'. A red arrow points to a 'SUBMIT FOR SELLER REVIEW CERTIFICATION' button in the top right corner. Below the navigation, a message states: 'Validate that the Project Name, Project Address, and Unit Count set forth below are accurate.' The page is divided into sections for 'PROJECT ASSESSMENT RESULTS' and 'INCOMPLETE ASSESSMENT'. The 'PROJECT ASSESSMENT RESULTS' section includes fields for PROJECT ID, PROJECT NAME, PROJECT ADDRESS, UNIT COUNT (64), DATE ISSUED (11/15/2025), PAR NUMBER (PAR100004061), LOAN PRODUCT ADVISOR KEY, SELLER LOAN NUMBER, and FEEDBACK CERTIFICATE (Yes). The 'INCOMPLETE ASSESSMENT' section is titled 'Requirements Not Assessed' and contains a message: 'Project review and eligibility requirements not assessed by Condo Project Advisor.' Below this, a table lists the assessment details:

CODE	MESSAGE	GUIDE/BULLETIN REFERENCE
CPAI001	Incomplete processing. Condo Project Advisor is unable to assess this Condominium Project. Seller is responsible for all Condominium Project review and eligibility requirements as stated in the Guide.	S701

At the bottom of the table, it indicates '1 - 1 of 1 items' and provides pagination controls.



Previously submitted PARs that are eligible for SRC are identified on the Project Assessment Results page. A new column in the table indicates SRC eligibility as well as the expiration date of eligibility. You can also filter on SRC eligible records with the new filter field.

Condo Project Advisor

PROJECT ASSESSMENT REQUEST

PROJECT WAIVER REQUEST

OTHER LINKS

Type PAR/PCS/PWR →

Project Assessment Results

Filter By

Project Name

Type here...

Seller Name

Type here...

Street Name

Type here...

Date Range

Selected: 0 days

mm/dd/yyyy - mm/dd/yyyy

PAR #

Type here...

Seller Service #

Type here...

City

Type here...

Feedback Certificate Generated

☐ Yes ☐ No

Eligible for PCS Review

☐ Yes ☐ No

Eligible for SRC Review

☐ Yes ☐ No

Loan Product Advisor Key

Type here...

Seller Loan #

Type here...

State

Select

ZIP

Type here...

Project ID

Type here...

APPLY FILTER

CANCEL

CLEAR

TOTAL	PROJECT CERTIFIED	SELLER CERTIFIED	GREEN	YELLOW	INCOMPLETE	NOT ELIGIBLE	NOT ELIGIBLE UPDATE
3092	393	71	1626	319	614	69	36

PAR#	PROJECT ID	PROJECT NAME	ADDRESS	SUBMITTED BY	DATE	SELLER NAME	SELLER LOAN #	LOAN PRODUCT ADVISOR KEY	ELIGIBLE FOR PCS REVIEW	ELIGIBLE FOR SRC REVIEW	STATUS	FEEDBACK CERTIFICATE
PAR100004122					11/24/2025				Yes Expires: 12/24/2025	Yes Expires: 12/24/2025	GREEN	

The Seller Review Certification page includes a list of questions as well as the ability to upload project-related documents. Condominium project details will be carried over from the Project Assessment Results page. In the Seller Review Certification page, you can cancel, save or submit the request. Saved SRC's can be accessed through the Project Assessment Results Summary page or the Seller Review Certification Pipeline page.

Seller Review Certification Summary

The Seller Review Certification Summary page will provide the review status along with each question and answer provided by the Seller, including details on which requirements passed or failed. If the SRC is Seller Certified, the CPA Feedback Certificate can be downloaded for your mortgage loan file.



Condo Project Advisor

PROJECT ASSESSMENT REQUEST

PROJECT WAIVER REQUEST

OTHER LINKS

Type PAR/PCS/PWR#

Seller Review Certification

CANCEL

SAVE

SUBMIT

Project Name

Street Name

City

State

ZIP

SRC #

Project ID

Unit Count

Loan Product Advisor Key

Seller Loan #

Submitted By

Submission Date

Last Updated By

Last Update

Status

Project TIN

HOA or Project Management Company Email

HOA Website Link

Comments (Max 2000 Characters)

2000 Characters Remaining

Be mindful of and consider the applicable Guide requirements as you completely and accurately respond to the questions below.

Project Details

Project Status Type

Is the Condominium Project (all units, common elements, and amenities) and related facilities owned by any Master Association completed; and not subject to additional phasing?

Have at least 75% of the total units in the project conveyed to unit purchasers?

Are the unit owners in control of the homeowners association?

Condo Project Advisor

PROJECT ASSESSMENT REQUEST

PROJECT WAIVER REQUEST

OTHER LINKS

Type PAR/PCS/PWR#

Seller Review Certification Summary

?

↓

SRC Number

Project ID

Project Name

Street Address

Unit Count

Seller Number

Seller Name

Seller Loan Number

Loan Product Advisor Key

Pre-SRC PAR Status

Submitted By

Submission Date

Status

Seller Certified Status Expiration Date

Project TIN

HOA or Project Management Company Email

HOA Website Link

Comments

Requirements Assessed by Seller and Failed

None

Requirements Assessed by Seller and Passed

Project Details

Project Status Type

Established

Is the Condominium Project (all units, common elements, and amenities) and related facilities owned by any Master Association completed; and not subject to additional phasing?

Yes

Have at least 75% of the total units in the project conveyed to unit purchasers?

Yes

Are the unit owners in control of the homeowners association?

Yes

Uploaded documents are also included and can be downloaded.

How many units are 60 or more days delinquent in the payment of their HOA assessments?

0

Total Percentage

0.00%

Are there any planned or active special assessments?

No

Requirements Assessed by Condo Product Advisor and Passed

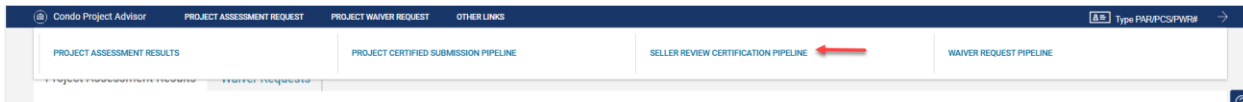
None

Uploaded Documents

FILE NAME	DOCUMENT CLASSIFICATION	UPLOADED BY	DOCUMENT SIZE	UPLOADED DATE	ACTIONS
.docx	HOA Full Questionnaire		19.67 KB	11/24/2025	↓
.pdf	Budget		80.85 KB	11/24/2025	↓

Seller Review Certification Pipeline

You can access the Seller Review Certification Pipeline from Other Links in the navigation bar.



View and manage SRC submissions from the Seller Review Certification Pipeline page, including draft or completed submissions. CPA Feedback Certificates are also available for download on this page.

Feedback Message Updates

We're implementing new [CPA feedback messages](#) and Loan Product Advisor® (LPA®) [feedback messages](#) to support this enhancement for condominium projects. We also encourage you to visit our [Technology Releases webpage](#) – bookmark it for quick access to the latest updates for all of the tools you use.

Frequently Asked Questions

To read our most frequently asked questions (FAQs) on CPA PARs, read the [CPA FAQs](#).