Condo Project Advisor®

December 2025 Release Notes

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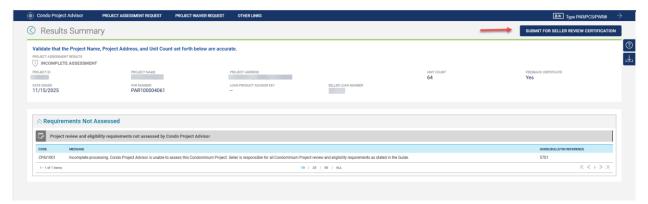
Use the homeowner's association (HOA) questionnaire and project documents to answer project review related questions in the Seller Review Certification (SRC). CPA will determine if you can receive a CPA Feedback Certificate with a Seller Review Certification status for an established condominium project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

The benefits of SRC include:

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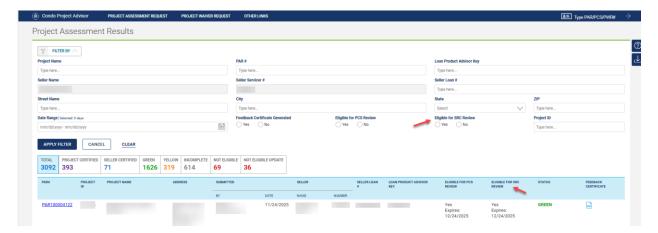- Time and cost savings: You don't need to provide project information if CPA assessed the project as compliant.

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.

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.
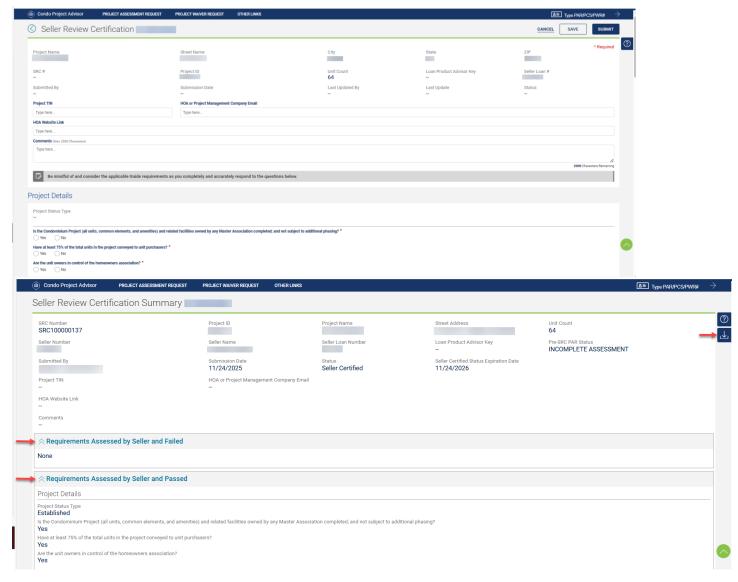

The Seller Review Certification page includes a list of questions as well as the ability to upload project-related documents. Condominium project details will be carried over from the Project Assessment Results page. In the Seller Review Certification page, you can cancel, save or submit the request.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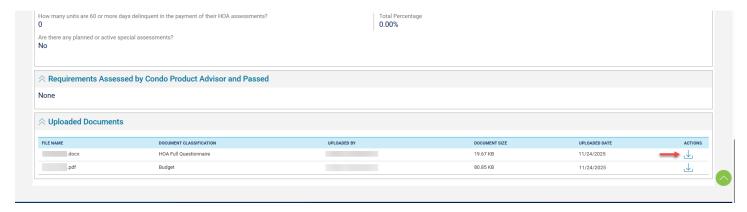
Seller Review Certification Summary

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.

Uploaded documents are also included and can be downloaded.

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.