

Condo Project Advisor[®]

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May 2026 Release Notes

Condo Project Advisor[®] (CPASM) Release Notes provide updates on enhancements to help you streamline the way you work.

Effective May 4, 2026, we're making updates to support policy changes announced in *Single-Family Seller/Service Guide* (Guide) [Bulletin 2026-C](#) and to Seller Review Certification (SRC) eligibility. Visit [Freddie Mac Learning](#) to find additional training resources related to condos.

Project Waiver Request (PWR) Enhancement

Removing Project Occupancy from Waiver Request Categories

We're removing Project Occupancy as an option from the Waiver Request Categories for new PWRs. If a PWR was previously created prior to May 4, the Project Occupancy category will remain.

The screenshot shows the 'Project Waiver Request' form in the Condo Project Advisor system. The form is titled 'Project Waiver Request' and includes several sections for data entry:

- PROJECT ID** and **PROJECT NAME** (both with masked input fields)
- Street Number** * (do not include street name) - Type here...
- Unit #** ⓘ - Type here...
- Loan Product Advisor Key** - Type here...
- Seller Loan Number** - Type here...
- HOA Website Link** - Type here...
- Waiver Request Categories** * (select any that apply)
 - Delinquent Assessments
 - Excessive Commercial Space
 - Leased Amenities
 - Pending Litigation
 - Reserves
 - Single Entity Ownership

Seller Review Certification (SRC) Enhancements

Master Association Question Requirement

If the condo project has 5 to 10 units, the Master Association Question will be required.

The screenshot shows the 'Project Details' section of the form. A new question is added:

Is the Condominium Project part of a Master Association? *

Yes No

Name of Master Association *

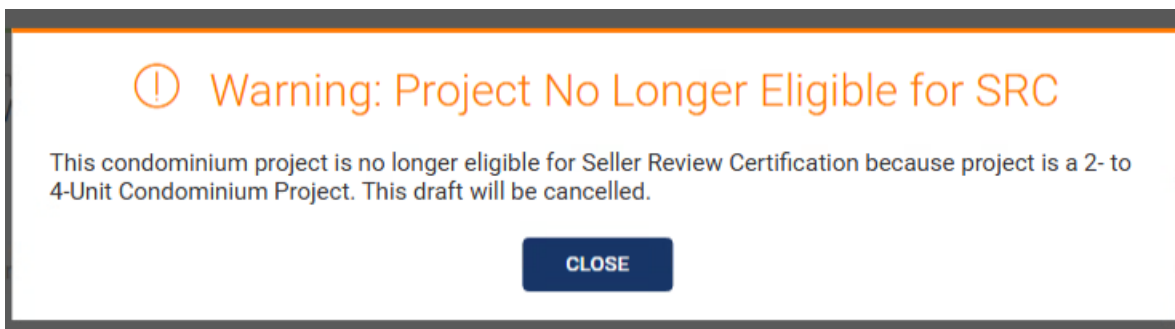
Type here...



2- to 4-Unit Condo Projects Eligibility

2- to 4-unit condo projects will no longer be eligible for SRC. We'll make the following changes to support this:

- The “SUBMIT FOR SELLER REVIEW CERTIFICATION” button will not display on the Project Assessment Request (PAR) Results Summary page for 2- to 4-unit condo projects.
- The “SUBMIT FOR SELLER REVIEW RECERTIFICATION” button will not display on the PAR Results Summary page for 2- to 4-unit condo projects.
- If a Draft SRC is in progress for a 2- to 4-unit condo project, a warning will be displayed upon opening the SRC and it will be automatically cancelled.



Reminder: Owner Occupancy Retirement Message Updates

We're retiring the following messages to align with updated policy related to the owner occupancy requirement.

Message Code	Existing Message Text	Result	Guide Reference
CPAY1006	If the subject unit is an Investment Property, at least 50% of the total units in the project must have been conveyed to purchasers who occupy their units as a Primary Residence or second home. (Established Condominium Projects review only)	Green & Yellow	5701.5(b)
CPAY1010	Seller is responsible for ensuring compliance with the owner-occupancy requirements for Investment Properties	Project Certified/ Seller Certified	5701.5(b)2

Review the [CPA Feedback Messages document](#) to see all CPA feedback messages.