

Condo Project Advisor[®]

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March 2026 Release Notes

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

Effective March 29, 2026, you'll be able to review your submissions and use CPA more easily with the following updates. Visit [Freddie Mac Learning](#) to find additional training resources related to condos.

Seller Review Certification (SRC) Enhancements

SRC Page

- **Master Association Question** – A new optional Master Association question will be added to the Project Details section. If you select Yes, an additional optional field will appear, allowing you to enter the name of the Master Association.

Project Details

Is the Condominium Project part of a Master Association? ←

Yes No

Name of Master Association

Type here...

- **Units Conveyed Percentage** – The Total Units Conveyed Percentage value will be shown in the Project Occupancy section.

Project Occupancy

Total Number of Units in Project 100	Total Calculated Owner Occupancy Percentage 95.00%
Total Number of Units conveyed to unit purchasers * 95	Total Units Conveyed Percentage 95.00% ←

- **Larger File Upload Size** – The maximum file upload size will increase from 9 MB to 25 MB.

Document Upload

Please redact any Protected Personal Information, including Borrower-Identifying information.

File Specifications

- Allowed number of file(s): 30
- Maximum individual file size: 25 MB ←
- Allowed file format(s): PDF, JPG, DOC, DOCX, PNG, XLS, XLSX, TIF, TIFF, XPS
- Allowed file name format: Special Characters Are Not Permitted
- Restricted file format(s): EXE

Browse from your computer or drag and drop file(s) here

Documents

- HOA Full Questionnaire
- Condominium Project Addendum Form 476A or similar documentation
- Budget



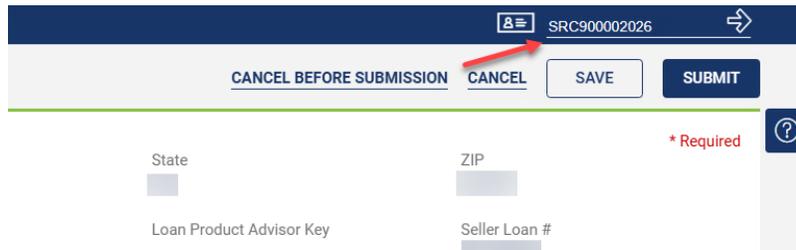
Greater Visibility with Updated Status Field

On the SRC Summary page, easily identify the SRC status of your project with an updated Status field located at the top left of the page, accompanied by an icon and highlighted in blue.



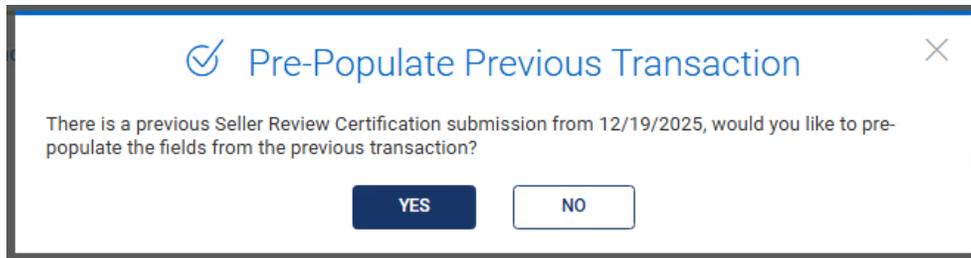
Direct Search for SRC Number

You'll be able to directly search the SRC number from the navigation bar to quickly find your projects.



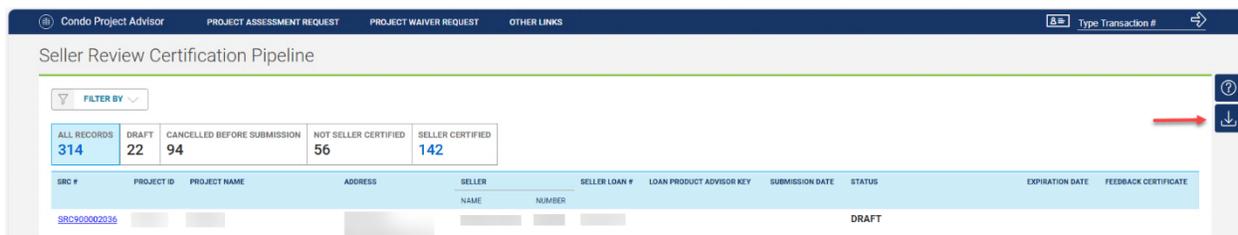
Pre-Populate Previous Transaction

You can save time and be more efficient with this new feature that allows you to pre-populate SRC fields from a previous SRC transaction. This is also available when submitting a recertification.



SRC Pipeline Page Export

For easier data analysis and reporting, you'll be able to export the SRC Pipeline page transactions directly to Excel format.





SRC #	PAR #	PROJECT ID	PROJECT NAME	STREET NAME	CITY	STATE	ZIP	UNIT COUNT	SELLER NAME	SELLER NUMBER	SELLER LOAN #	LOAN PRODUCT ADVISOR KEY
5	PAR100004532							100				
6	PAR100004526							5				
7	PAR100004525							5				
8	PAR100004523							280				

Automatic Cancellation of SRC Drafts Older Than 90 Days

SRCs that remain in Draft status for more than 90 days will be automatically cancelled. A reminder notification will be sent 30 days before the SRC is cancelled. Once cancelled, a new Project Assessment Request (PAR) will need to be submitted.

PAR Enhancements

Display of PAR Expiration Date

You'll be able to find the PAR Expiration Date in two new places – on the PAR Results Summary page and the feedback certificate.

Results Summary

The Seller Review Certification (SRC) has been successfully created. Please visit [SRC900002003](#).

Validate that the Project Name, Project Address, and Unit Count set forth below are accurate.

GREEN

PROJECT ID	PROJECT NAME	PROJECT ADDRESS	UNIT COUNT	FEEDBACK CERTIFICATE
DATE ISSUED 03/09/2026	PAR NUMBER PAR900007017	LOAN PRODUCT ADVISOR KEY	100	Yes
			PAR EXPIRATION DATE 07/07/2026	

NOTES
Condo Project Advisor assesses if the condominium project is an "Established Condominium Project" (as defined in the Guide) and if it complies with the project review requirements in Sections 5701.3(b) through (h) and Sections 5701.3(i) through (m). Seller is responsible for ensuring compliance with the project review requirements that CPA does not assess and with all other project review and eligibility requirements in Guide Chapter 5701.

FreddieMac Condo Project Advisor™ Feedback Certificate

Results Summary PROJECT ASSESSMENT RESULTS # PAR900007017

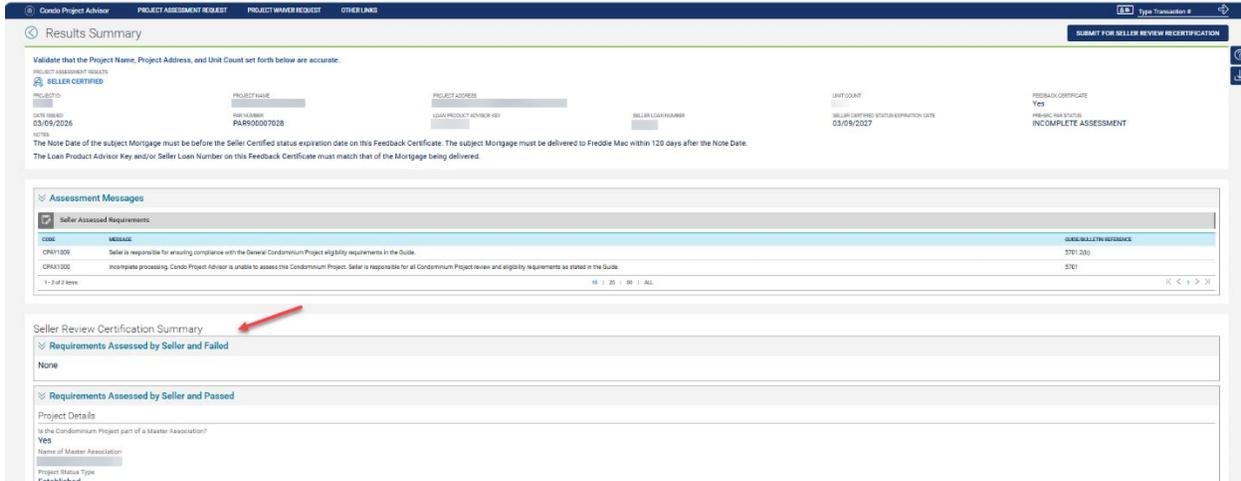
GREEN

PROJECT ID	PROJECT NAME	PROJECT ADDRESS
UNIT COUNT	SELLER SERVICER #	SELLER NAME
DATE ISSUED	LOAN PRODUCT ADVISOR KEY	SELLER LOAN #
03/09/2026		--
PAR EXPIRATION DATE		
07/07/2026		



SRC Assessment on PAR Results Summary Page

For Seller Certified PAR statuses, the associated SRC questions and answers will be displayed on the PAR Results Summary page.



New Not Eligible Messages

We’re adding new messages to notify you when a mortgage secured by a condominium unit in a condominium project is not eligible for sale to Freddie Mac because the project doesn’t comply with requirements related to delinquent homeowners association (HOA) assessments, delinquent special assessments and inadequate reserves.

Message Code	Message Text	Result	Guide Reference
CPAX2011	The Condominium Project’s percentage of delinquent HOA assessments does not comply with Guide requirements.	Not Eligible	5701.5(d)(i); 5701.6(d)(i)
CPAX2012	The Condominium Project’s percentage of delinquent special assessments does not comply with Guide requirements.	Not Eligible	5701.5(d)(ii); 5701.6(d)(ii)
CPAX2013	The Condominium Project has inadequate reserves.	Not Eligible	5701.5(c); 5701.6(c)

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



Project Certified Submission (PCS) Enhancement

Larger File Upload Size

The maximum file upload size will increase from 9 MB to 25 MB on the PCS and Summary pages.

Project Certified Submission

PROJECT NAME: [Redacted]
 STREET NAME: [Redacted]
 CITY: [Redacted]

PCS #: PCS100000127
 PROJECT ID: [Redacted]
 UNIT COUNT: 33

Project TIN: Type here...
 HOA or Project Management Company Email: Type here...

HOA Website Link: Type here...

Comments (Max 2000 Characters): Type here...

Document Upload

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Project Certified Submission Summary

PCS #: PCS100000127
 SELLER #: [Redacted]
 SUBMITTED BY: [Redacted]

PROJECT ID: [Redacted]
 SELLER NAME: [Redacted]
 SUBMISSION DATE: 03/10/2026

PROJECT NAME: [Redacted]
 SELLER LOAN #: [Redacted]
 LAST UPDATED BY: [Redacted]

STREET ADDRESS: [Redacted]
 LOAN PRODUCT ADVISOR KEY: [Redacted]
 LAST UPDATE: 03/10/2026

HOA OR PROJECT MANAGEMENT COMPANY EMAIL: --
 HOA WEBSITE LINK: --
 COMMENTS: --

Uploaded Documents

FILE NAME	DOCUMENT CLASSIFICATION	UPLOADED BY	DOCUM
[Redacted].pdf	Budget	[Redacted]	4.70 M
[Redacted].pdf	Appraisals	[Redacted]	49.05 I

Document Upload

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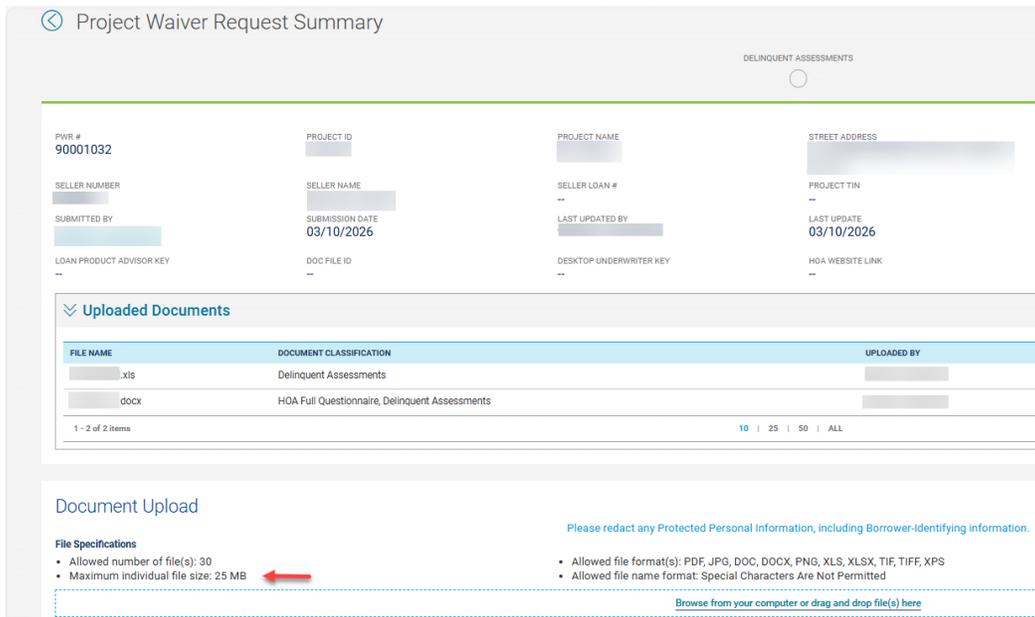
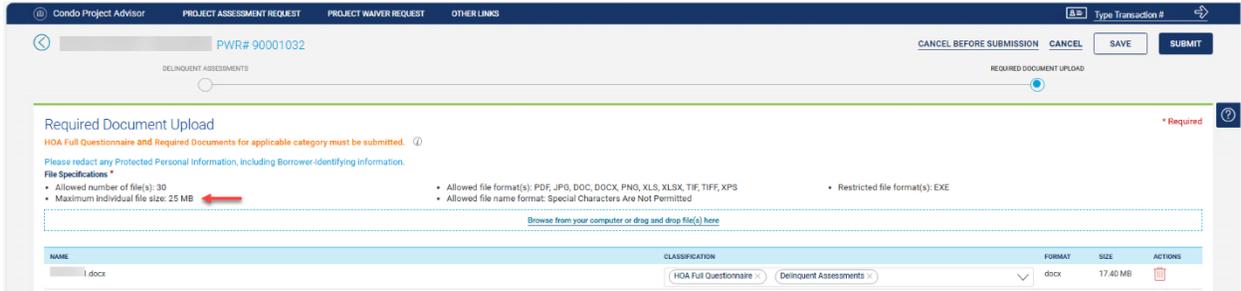
[Browse from your computer or drag and drop file\(s\) here](#)



Project Waiver Request (PWR) Enhancement

Larger File Upload Size

The maximum file upload size will increase from 9 MB to 25 MB on the PWR Required Document Upload and Summary pages.



Coming Soon

Condo Project Delinquent Assessments Message Update

Effective April 12, 2026

We're revising a message to notify you that the condo project's delinquent assessments must comply with *Single-Family Seller/Service Guide* (Guide) requirements.

Message Code	Existing Message Text	New Message Text	Result	Guide Reference
CPAY1008	The Condominium Project's delinquent assessments must comply	The Condominium Project's delinquent assessments (HOA assessment or special assessment)	Green & Yellow	5701.4(c); 5701.5(d)



	with Guide requirements. (Established Condominium Projects review only)	must comply with Guide requirements.		
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Owner Occupancy Retirement Message Updates

Effective May 4, 2026

We’re retiring messages to align with updated policy related to the owner occupancy requirement announced in [Guide Bulletin 2026-C](#).

Message Code	Existing Message Text
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)
CPAY1010	Seller is responsible for ensuring compliance with the owner-occupancy requirements for Investment Properties

Additional Training

Visit [Freddie Mac Learning](#) to find additional training resources related to condos.