

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
- Restricted file format(s): EXE
- Allowed file name format: Special Characters Are Not Permitted

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

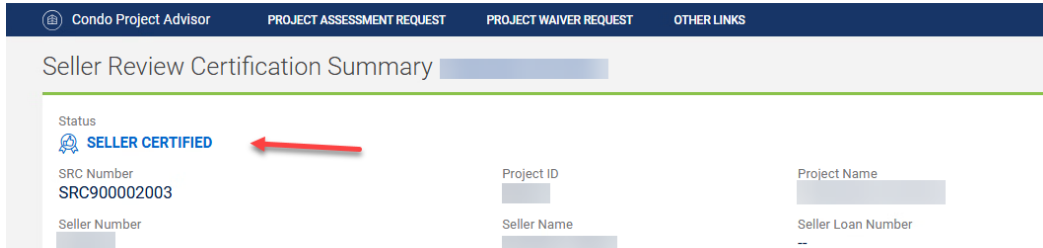
Documents

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



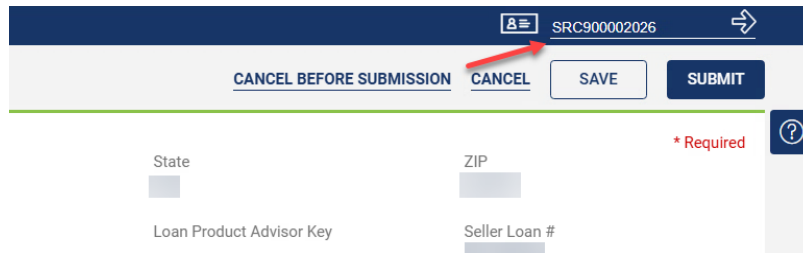
Greater Visibility with Updated Status Field

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.



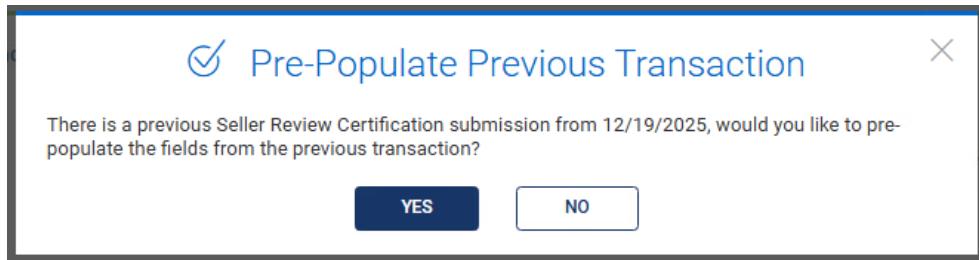
Direct Search for SRC Number

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



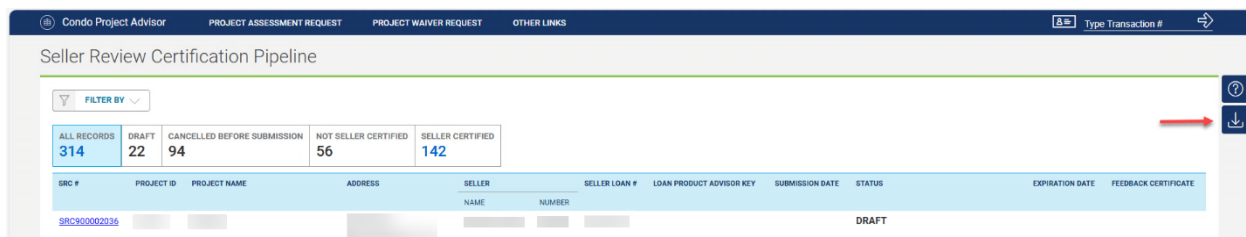
Pre-Populate Previous Transaction

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 |
|-------|-------------|--------------|--------------|-------------|------|-------|-----|------------|-------------|---------------|---------------|--------------------------|
| 4 | | | | | | | | | | | | |
| 5 | SRC10000277 | PAR100004532 | | | | | | 100 | | | | |
| 6 | SRC10000276 | PAR100004526 | | | | | | 5 | | | | |
| 7 | SRC10000275 | PAR100004525 | | | | | | 5 | | | | |
| 8 | SRC10000274 | 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

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.

Results Summary

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

SELLER CERTIFIED

PROJECT: 03/09/2026
 PROJECT NAME: PAR00007028
 PROJECT ADDRESS: [REDACTED]
 UNIT COUNT: 03/09/2027
 FEEDBACK CERTIFICATE: INCOMPLETE ASSESSMENT

Assessment Messages

| CODE | MESSAGE | DISCLOSURE NUMBER |
|---------|--|-------------------|
| CPAX100 | Seller is responsible for ensuring compliance with the General Condominium Project eligibility requirements in the Guide. | ST01-280 |
| CPAX100 | 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. | ST01 |

Seller Review Certification Summary

- Requirements Assessed by Seller and Failed: None
- Requirements Assessed by Seller and Passed: Project Details

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 | STREET NAME | CITY |
| PCS # | PROJECT ID | UNIT COUNT |
| PCS100000125 | | 33 |
| Project TIN | HOA or Project Management Company Email | |
| Type here... | Type here... | |
| HOA Website Link | | |
| Type here... | | |
| Comments (Max 2000 Characters) | | |
| Type here... | | |

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Project Certified Submission Summary

| | | | |
|---|-----------------|----------------------|--------------------------|
| PCS # | PROJECT ID | PROJECT NAME | STREET ADDRESS |
| PCS100000127 | | | |
| SELLER # | SELLER NAME | SELLER LOAN # | LOAN PRODUCT ADVISOR KEY |
| | | | |
| SUBMITTED BY | SUBMISSION DATE | LAST UPDATED BY | LAST UPDATE |
| | 03/10/2026 | | 03/10/2026 |
| HOA OR PROJECT MANAGEMENT COMPANY EMAIL | | FEEDBACK CERTIFICATE | |
| -- | | -- | |
| HOA WEBSITE LINK | | | |
| -- | | | |
| COMMENTS | | | |
| -- | | | |

Uploaded Documents

| FILE NAME | DOCUMENT CLASSIFICATION | UPLOADED BY | DOCUM |
|-----------|-------------------------|-------------|--------|
| ...pdf | Budget | | 4.70 M |
| ...pdf | Appraisals | | 49.051 |

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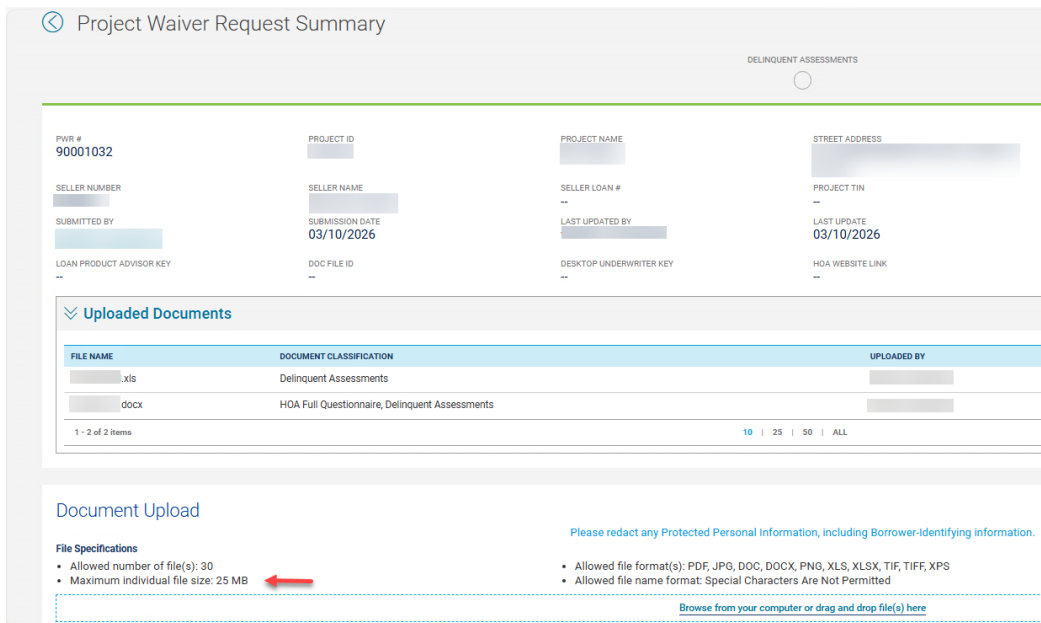
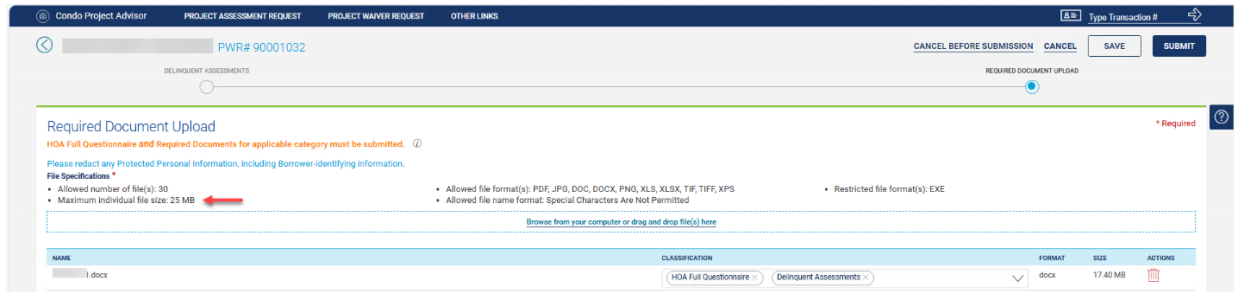
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Project Waiver Request (PWR) Enhancement

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 with Guide requirements. (Established Condominium Projects review only) | The Condominium Project's delinquent assessments (HOA assessment or special assessment) must comply with Guide requirements. | Green & Yellow | 5701.4(c); 5701.5(d) |

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.