

Project Approval Dept - Project List Updated: 7/22/2021



Project Information						Fannie Mae Information							Note: Only the first 250 characters of the Project Comments can be viewed on this spreadsheet. For full comments, please contact the Project Approval Department
USBHM Code	Project Name	City	State	Phase	Project Type	Fannie Mae Lender Warranties	Fannie Mae Project Status	Fannie Mae Approval Date	Fannie Mae Approval Condition	Fannie Mae Expiration Date	Fannie Mae Pending Date	Fannie Mae Declination Date	Fannie Mae Status Comments
NV00001-A	One Las Vegas Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	12/16/2019	Maximum Financing Eligible	11/30/2020			Must be Owner Occupied (No Investment Allowed)
NV00003-A	V at Lake Las Vegas	Henderson	NV	1	New	R - Full Review (with or without CPM) - New condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00004-A	Holcomb Condominium	Reno	NV		Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00005-A	Vistana Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed				8/23/2019		1) Please provide the Actual P&L for 2017 and 2018. 2) Please provide all pages to the Reserve Study dated 6/13/18 3) Please provide a Balance Sheet (To be within past 90 days). 4) USBHM Questionnaire - Please provide the number of units that ar
NV00006-A	Mercer	Las Vegas	NV	Entire	New	R - Full Review (with or without CPM) - New condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00008-A	Three Turnberry Place	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00009-A	Trump International Hotel & Tower	Las Vegas	NV	Entire	New	R - Full Review (with or without CPM) - New condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00010-A	Palms Place - A Condominium Hotel and Spa at the Palms	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					6/12/2020	USBHM & Freddie Mac (5701.10) & Fannie Mae (B4-2.1-03)Project contains characteristics that USBHM & Freddie Mac & Fannie Mae consider a Condotel. - The project documents clearly call this project Condominium Hotel - project operates such as a condotel is
NV00012-A	Incline Manor	Incline Village	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00016-A	Woodstock Homeowners Association	Incline Village	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00017-A	Casa Mesa Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	1/8/2020	Maximum Financing Eligible	8/14/2020			Must be Owner Occupied (No Investment Allowed)
NV00018-A	Roundhouse Village	Sparks	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00019-A	Residence at MGM Grand Tower B	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00020-A	La Cuesta	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/24/2019	Maximum Financing Eligible	2/1/2020			Project does not met Freddie Mac requirements and is only eligible for Fannie Mae Products. Must be Owner Occupied (No Investment Allowed)
NV00022-A	Legends Condominiums (aka Legends at Lone Mountain)	Las Vegas	NV	1	Established	S - Full Review (with or without CPM) - Established condo project	Approved	5/25/2021	Maximum Financing Eligible	5/14/2022			HO-6 insurance is optional as determined by the borrower and the insurer.
NV00023-A	Spring Oaks Lot J aka Spring Oaks I	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00024-A	Copper Sands	Las Vegas	NV		New	R - Full Review (with or without CPM) - New condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00026-A	One Turnberry Place	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	6/28/2021	Maximum Financing Eligible	7/29/2021			Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00028-B	Bitterbrush II	Incline Village	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00031-A	Vintage / Vintage at Incline Village	Incline Village	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00032-A	McCloud Condominiums	Incline Village	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	10/26/2020	Maximum Financing Eligible	11/30/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00033-A	River Run	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed						
NV00034-A	Country Club Villas	Incline Village	NV	Entire	Detached	V - Condo project review waived - for certain project and transaction types	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00035-A	608 Lariat Circle (aka Incline Village Unit No 4)	Incline Village	NV	Entire	2-4	V - Condo project review waived - for certain project and transaction types	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.



Project Information

Freddie Mac Information

Note: Only the first 250 characters of the Project Comments can be viewed on this spreadsheet. For full comments, please contact the Project Approval Department

USBHM Code	Project Name	City	State	Phase	Project Type	Freddie Mac Lender Warranties	Freddie Mac Project Status	Freddie Mac Approval Date	Freddie Mac Approval Condition	Freddie Mac Expiration Date	Freddie Mac Pending Date	Freddie Mac Declination Date	Freddie Mac Status Comments
NV00001-A	One Las Vegas Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	12/16/2019	Maximum Financing Available	11/30/2020	11/24/2020		Must be Owner Occupied (No Investment Allowed)
NV00003-A	V at Lake Las Vegas	Henderson	NV	1	New	New Project - Full Review	Declined				7/2/2020	7/15/2008	1) USBHM & FHLMC (42.10) Project contains characteristics that USBHM & FHLMC would consider a Condotel. Declarant has rights to set up Short-term Rental program. Numerous vacation/short-term rentals found in 10/8/13 Google Search. 2) USBHM & FHLMC (42.
NV00004-A	Holcomb Condominium	Reno	NV		Established	Established Project - Full Review	Expired			1/1/2008	2/12/2014		
NV00005-A	Vistana Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					7/24/2018	1) USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation. HOA is involved in Higher Ground Litigation. (This applies for FHLMC only) 2) USBHM & FHLMC (5701.5-D) requires that the budget provide for at least 10% funding for rep
NV00006-A	Mercer	Las Vegas	NV	Entire	New	New Project - Full Review	No Response				9/25/2008		(1). From the Association:Project to be substantially complete (2). Proof sale of 51%(57 units) owner occupied. (3).Attorneys opinion(outline found in ALLREGS)
NV00008-A	Three Turnberry Place	Las Vegas	NV	Entire	Established	Established Project - Full Review	Pending		Maximum Financing Available		4/21/2021		Explanatin needed on the affiliation of the project to The Stirling Club: Is membership for unit owners mandatory? If yes, who owns Club (Private entity or the Master HOA? What are the fees associated with the membership?
NV00009-A	Trump International Hotel & Tower	Las Vegas	NV	Entire	New	New Project - Full Review	Declined					10/17/2008	Condotel
NV00010-A	Palms Place - A Condominium Hotel and Spa at the Palms	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					6/12/2020	USBHM & Freddie Mac (5701.10) & Fannie Mae (B4-2.1-03)Project contains characteristics that USBHM & Freddie Mac & Fannie Mae consider a Condotel. - The project documents clearly call this project Condominium Hotel - project operates such as a condotel is
NV00012-A	Incline Manor	Incline Village	NV	Entire	Established	Established Project - Full Review	No Response				9/26/2017		submit with documents for review requested Re-Reviewed 01.23.15
NV00016-A	Woodstock Homeowners Association	Incline Village	NV	Entire	Established	Established Project - Full Review	Declined					12/16/2008	1. Project allows for item(s) that are listed on the USBHM Ineligible Project Type List or listed in FHLMC (42.3). Project allows for short-term rentals, on-site coin laundry facilities and various units can be found on-line with Must be Owner Occupied (No Investment Allowed)
NV00017-A	Casa Mesa Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	1/8/2020	Maximum Financing Available	8/14/2020			
NV00018-A	Roundhouse Village	Sparks	NV	Entire	Established	Established Project - Full Review	No Response				12/5/2013		USBHM Submission Sheet USBHM Questionnaire 2013 Budget Evidence of Insurance - Property Insurance must state Replacement Cost Evidence of Insurance - Liability Insurance must be \$1,000,000 per Occurrence Liability Evidence of Insurance - Fidelity Ins
NV00019-A	Residence at MGM Grand Tower B	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					4/17/2018	USBHM & FHLMC (5701.10) Project contains characteristics that USBHM & FHLMC would consider a Condotel. (All towers connected to the MGM Hotel and unit owners share all amenities with the Hotel. Also, Units available for rent through hotel, with reported f
NV00020-A	La Cuesta	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					4/24/2019	1. USBHM & Freddie Mac (5701.3-I) & Fannie Mae (B4-2.1-03) do not allow projects that are involved in litigation and the HOA is involved in two higher ground cases.
NV00022-A	Legends Condominiums (aka Legends at Lone Mountain)	Las Vegas	NV	1	Established	Established Project - Full Review	Approved	5/25/2021	Maximum Financing Available	5/14/2022			Must be Owner Occupied (No Investment Allowed) HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00023-A	Spring Oaks Lot J aka Spring Oaks I	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	7/18/2017	Maximum Financing Available	12/30/2017			
NV00024-A	Copper Sands	Las Vegas	NV		New	New Project - Full Review	Declined					4/22/2009	1) USBHM & FHLMC (42.3-I) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the Project HOA/Developer involved in litigation: construction defect
NV00026-A	One Turnberry Place	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	6/28/2021	Maximum Financing Available	7/29/2021			Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00028-B	Bitterbrush II	Incline Village	NV	Entire	Established	Established Project - Full Review	Pending				6/19/2020	5/22/2009	The Project information section on the questionnaire was not completed. The management company noted that they do not track or warrant the number of units rented,owner occupied or off-site addresses. Need to determine if project meets FHLMC 51% O/O (2nd
NV00031-A	Vintage / Vintage at Incline Village	Incline Village	NV	Entire	Established	Established Project - Full Review	No Response						
NV00032-A	McCloud Condominiums	Incline Village	NV	Entire	Established	Established Project - Full Review	Expired	10/26/2020	Maximum Financing Available	11/30/2020			Borrower must obtain an individual HO-6 policy for improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00033-A	River Run	Reno	NV	Entire	Established	Established Project - Full Review	Expired	8/19/2009		1/29/2010			
NV00034-A	Country Club Villas	Incline Village	NV	Entire	Detached	Detached - Full Review	Declined					9/29/2009	1) Project allows for item(s) that are listed on the USBHM Ineligible Project Type List. Resort type project, short term rentals.
NV00035-A	608 Lariat Circle (aka Incline Village Unit No 4)	Incline Village	NV	Entire	2-4	Established Project - Full Review	No Response						

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USBHM Code	Project Name	City	State	Phase	Project Type	Fannie Mae Lender Warranties	Fannie Mae Project Status	Fannie Mae Approval Date	Fannie Mae Approval Condition	Fannie Mae Expiration Date	Fannie Mae Pending Date	Fannie Mae Declination Date	Fannie Mae Status Comments
NV00036-A	Georgetown West Townhouses	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00038-A	One Queensridge Place	Las Vegas	NV	Entire	New	R - Full Review (with or without CPM) - New condo project	To Be Reviewed						
NV00040-A	Blackhorse Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/7/2020	Maximum Financing Eligible	11/30/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00041-A	Fairway Hills in the Ridges	Las Vegas	NV	Bldgs 5-7, 9, 13-16, 18-20, 22, 31-32, 34, 42	New	R - Full Review (with or without CPM) - New condo project	Expired	12/20/2019	Maximum Financing Eligible	4/30/2020			Approval for Bldgs 5-7, 9, 13-16, 18-20, 22, 31-32, 34, 42
NV00044-A	Turning Point	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00047-A	Forest Pines	Inolina Village	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00048-A	214A and 214 B Robin Drive	Incline Village	NV	Entire	2-4	V - Condo project review waived - for certain project and transaction types	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00049-A	Lakeridge Pointe	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Pending				7/20/2021		Insurance provider to confirm: Please provide an updated (not expired) certificate of insurance for the project's master policy indicating: 1 - Is the project's master policy coverage Replacement Cost (RC)? Guaranteed RC? Extended RC? 100% RC? Other? 2
NV00051-A	Regatta Pointe	Boulder City	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00052-A	WestTrop	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00053-A	Starfire Luxury Condominium I	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00054-A	Las Casitas (fka Pardee Tropicana Villas Unit No 1)	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00056-A	Copper Palms	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00058-A	Aventine-Tramonti	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	6/18/2019	Maximum Financing Eligible	12/9/2019			Must be Owner Occupied (No Investment Allowed) Project does not met Freddie Mac requirements and is only eligible for Fannie Mae Products.
NV00061-A	Winchester Maintenance Corporation	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00063-A	Morgyn Ridge	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	3/28/2019	Maximum Financing Eligible	7/8/2019			
NV00067-A	Baring Square	Sparks	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00070-A	Villas at Tara Condominiums AKA Tara Villas Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed						
NV00073-A	Northwood Estates	Incline Village	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00074-A	Idlewild Riverfront Condominiums II	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed						
NV00075-A	Silver State Condominium	Sparks	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	10/26/2020	Maximum Financing Eligible	11/30/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00076-A	Isla at South Shores (fka Catalina Shores at South Shores)	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	12/30/2020	Maximum Financing Eligible	1/31/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00077-A	Silver Pines Condominium	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	6/7/2021	Maximum Financing Eligible	6/17/2021			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00079-A	Elan Condominiums aka Brava	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	5/20/2021	Maximum Financing Eligible	11/28/2021			Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.

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USBHM Code	Project Name	City	State	Phase	Project Type	Freddie Mac Lender Warranties	Freddie Mac Project Status	Freddie Mac Approval Date	Freddie Mac Approval Condition	Freddie Mac Expiration Date	Freddie Mac Pending Date	Freddie Mac Declination Date	Freddie Mac Status Comments
NV00036-A	Georgetown West Townhouses	Las Vegas	NV	Entire	Established	Established Project - Full Review	No Response				11/5/2009		1. Evidence of 100% Replacement Cost Coverage 2. Evidence that Fidelity Coverage sufficient to meet FHLMC Requirements. Coverage should be equal to three months assessments and reserves (approx \$285,000) 3. Appraisal 4. Supplemental Declarations recor
NV00038-A	One Queensridge Place	Las Vegas	NV	Entire	New	New Project - Full Review	Pending				3/25/2021	10/4/2017	1) USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in such litigation. (Construct
NV00040-A	Blackhorse Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	4/7/2020	Maximum Financing Available	11/30/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00041-A	Fairway Hills in the Ridges	Las Vegas	NV	Bldgs 5-7, 9, 13-16, 18-20, 22, 31-32, 34, 42	New	New Project - Full Review	Expired	12/20/2019	Maximum Financing Available	4/30/2020	2/22/2021		Approval for Bldgs 5-7, 9, 13-16, 18-20, 22, 31-32, 34, 42
NV00044-A	Turning Point	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					1/27/2017	USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation. -- HOA is a defendant in two lawsuits regarding wrongful foreclosure and is also a defendant in a multiple party lawsuit regarding charging excessive fees. For reconsider
NV00047-A	Forest Pines	Inolina Village	NV	Entire	Established	Established Project - Full Review	Pending				1/25/2021		2020 Budget
NV00048-A	214A and 214 B Robin Drive	Incline Village	NV	Entire	2-4	Established Project - Full Review	No Response						
NV00049-A	Lakeridge Pointe	Reno	NV	Entire	Established	Established Project - Full Review	Pending				7/20/2021	12/30/2010	1) FHLMC (42.6-A) requires that the project be substantially complete and a certificate of occupancy issued. This project has not met this requirement. (Questionnaire states not complete.) 2) FHLMC (42.11-B) requires that project documents must allow for
NV00051-A	Regatta Pointe	Boulder City	NV	Entire	Established	Established Project - Full Review	No Response				2/19/2015		
NV00052-A	WestTrop	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					5/7/2018	USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in such litigation. Also, the NV
NV00053-A	Starfire Luxury Condominium I	Las Vegas	NV	Entire	Established	Established Project - Full Review	No Response				3/16/2011		2) Evidence of Insurance - 100% Replacement Cost 4) All Executed and Recorded Amendments, Supplements, Annexations (There are 8 Phases, be sure to include any attached exhibits that go with them.) 5) Litigation Information: A letter from an attorney was
NV00054-A	Las Casitas (fka Pardee Tropicana Villas Unit No 1)	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	7/18/2011		12/1/2011			Please Note: MI is not available on this project as investment units are over the 30% maximum allowed.
NV00056-A	Copper Palms	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					2/3/2012	1) FHLMC (42.3-I) does not allow projects that are involved in litigation where the reason for dispute involves Higher Ground
NV00058-A	Aventine-Tramonti	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					6/18/2019	USBHM & FHLMC (42.3-I) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in such litigation. (Higher Ground
NV00061-A	Winchester Maintenance Corporation	Las Vegas	NV	Entire	Established	Established Project - Full Review	To Be Reviewed						
NV00063-A	Morgyn Ridge	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					3/28/2019	USBHM & Freddie Mac (5701.3-I) & Fannie Mae (B4-2.1-03) do not allow projects that are involved in litigation (Higher Ground)
NV00067-A	Baring Square	Sparks	NV	Entire	Established	Established Project - Full Review	Expired	3/4/2014		9/4/2014			None
NV00070-A	Villas at Tara Condominiums AKA Tara Villas Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	11/12/2015	Maximum Financing Available	3/27/2016			None
NV00073-A	Northwood Estates	Incline Village	NV	Entire	Established	Established Project - Full Review	Declined					4/30/2012	1. Project allows for item(s) that are listed on the USBHM Ineligible Project Type List or listed in FHLMC (42.3). Project can be found offering short term rentals on the internet and the declarations do not limit how units are rented. 2. FHLMC (42.11-B
NV00074-A	Idlewild Riverfront Condominiums II	Reno	NV	Entire	Established	Established Project - Full Review	Expired	8/14/2017	Maximum Financing Available	2/4/2018			Must be Owner Occupied (No Investment Allowed)
NV00075-A	Silver State Condominium	Sparks	NV	Entire	Established	Established Project - Full Review	Expired	10/26/2020	Maximum Financing Available	11/30/2020	5/25/2021		Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00076-A	Isla at South Shores (fka Catalina Shores at South Shores)	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	12/30/2020	Maximum Financing Available	1/31/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00077-A	Silver Pines Condominium	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	6/7/2021	Maximum Financing Available	6/17/2021			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00079-A	Elan Condominiums aka Brava	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	5/20/2021	Maximum Financing Available	11/28/2021			UW to clear - Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.

Project Approval Dept - Project List Updated: 7/22/2021



Project Information						Fannie Mae Information							
USBHM Code	Project Name	City	State	Phase	Project Type	Fannie Mae Lender Warranties	Fannie Mae Project Status	Fannie Mae Approval Date	Fannie Mae Approval Condition	Fannie Mae Expiration Date	Fannie Mae Pending Date	Fannie Mae Declination Date	Fannie Mae Status Comments
NV00080-A	Capistrano Village	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00081-A	Pacific Deerfields at the Trails	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00083-A	Redrock Springs Condominium aka Rock Springs Homeowners Association	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	6/9/2021	Maximum Financing Eligible	10/1/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00087-A	Residence at Canyon Gate	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					9/16/2020	USBHM & Freddie Mac (5701.5-D) & Fannie Mae (B4-2.1-03/B4-2.2-02) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles. (2020 budge
NV00089-A	Lake Country Estates Owners Association	Incline Village	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00090-A	Spring Oaks Village	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/7/2021	Maximum Financing Eligible	6/21/2021			For Investment Loans Only: This project restricts non-owner occupants to 10% of the total units. Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition p
NV00091-A	Pinewild	Zephyr Cove	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	7/12/2019	Maximum Financing Eligible	1/1/2020			
NV00093-A	Lakeview Condominiums (Lakeview Owners Association)	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	3/20/2019	Maximum Financing Eligible	3/20/2020			Must be Owner Occupied (No Investment Allowed)
NV00099-A	Ladera Villas Condominiums Lofts aka La Tesoro	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	2/25/2019	Maximum Financing Eligible	11/1/2019			
NV00100-D	Adagio	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					8/9/2020	USBHM & Freddie Mac (5701.3-I) & Fannie Mae (B4-2.1-03) do not allow projects that are involved in litigation (Super Lien foreclosure) Additional Items needed if the above can be addressed: 1) Fidelity Coverage for Management Company - The Managem
NV00104-G	Bella Vita Condominiums fka Westwood Point	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/22/2021	Maximum Financing Eligible	5/14/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00105-D	Big Horn at Black Mountain	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					6/15/2021	1. USBHM & Freddie Mac (5701.3-L) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 25/20% of the total units and a single investor in this project owns more than 25/20% of the total units. One investor owns 144/380 = 37.89%.
NV00106-B	Blackhawk aka Centennial Highlands	North Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	12/21/2020	Maximum Financing Eligible	10/11/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00107-C	Boca Raton Condominium	Las Vegas	NV	Entire	New	R - Full Review (with or without CPM) - New condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00108-B	Bordeaux Homeowners Association	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	3/12/2020	Maximum Financing Eligible	10/31/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00109-E	Borgata	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00111-C	Carlisle	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					12/9/2019	1) Fannie Mae (B4-2.1-03) does not allow a single investor to own more than 25/20% of the total units and a single investor in this project owns more than 20% of the total units. - A single investor owns 60 units. 60/274 = 21.9%.
NV00113-B	Casoleil at Spanish Springs	Sparks	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	5/22/2020	Maximum Financing Eligible	8/15/2020			1) For Investment Loans Only: This project restricts non-owner occupants to 15% of the total units. 2) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condi
NV00115-A	Chateau Nouveau Condominiums	LAS VEGAS	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	3/29/2019	Maximum Financing Eligible	3/1/2020		6/21/2021	Must be Owner Occupied (No Investment Allowed)
NV00118-E	Coral Palms Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined				10/2/2018	10/18/2018	USBHM & Freddie Mac (5701.3-L) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 10% of the total units and a single investor in this project owns more than 10% of the total units. - A single investor owns 24% of the units in the p
NV00119-B	CORONADO PALMS	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	3/23/2021	Maximum Financing Eligible	3/31/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in

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Project Information

Freddie Mac Information

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USBHM Code	Project Name	City	State	Phase	Project Type	Freddie Mac Lender Warranties	Freddie Mac Project Status	Freddie Mac Approval Date	Freddie Mac Approval Condition	Freddie Mac Expiration Date	Freddie Mac Pending Date	Freddie Mac Declination Date	Freddie Mac Status Comments
NV00080-A	Capistrano Village	Las Vegas	NV	Entire	Established	Established Project - Full Review	No Response				6/20/2012		Evidence of Insurance - 100% Replacement Cost Evidence of Insurance - \$1,000,000 Liability Evidence of Insurance - Fidelity Coverage
NV00081-A	Pacific Deerfields at the Trails	Las Vegas	NV	Entire	Established	Established Project - Full Review	No Response				6/25/2012		USBHM Submission Sheet Executed and Recorded Declarations aka Master Deed or CCR's-- received Bylaws
NV00083-A	Redrock Springs Condominium aka Rock Springs Homeowners Association	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	6/9/2021	Maximum Financing Available	10/1/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00087-A	Residence at Canyon Gate	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					9/16/2020	USBHM & Freddie Mac (5701.5-D) & Fannie Mae (B4-2.1-03/B4-2.2-02) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles. (2020 budge
NV00089-A	Lake Country Estates Owners Association	Incline Village	NV	Entire	Established	Established Project - Full Review	Expired	9/12/2012			3/11/2013		None
NV00090-A	Spring Oaks Village	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	4/7/2021	Maximum Financing Available		6/21/2021		For Investment Loans Only: This project restricts non-owner occupants to 10% of the total units. Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition p
NV00091-A	Pinewild	Zephyr Cove	NV	Entire	Established	Established Project - Full Review	Expired	7/12/2019	Maximum Financing Available		1/1/2020		
NV00093-A	Lakeview Condominiums (Lakeview Owners Association)	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	3/20/2019	Maximum Financing Available		3/20/2020		Must be Owner Occupied (No Investment Allowed)
NV00099-A	Ladera Villas Condominiums Lofts aka La Tesoro	Henderson	NV	Entire	Established	Established Project - Full Review	Expired	2/25/2019	Maximum Financing Available		11/1/2019		
NV00100-D	Adagio	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					8/9/2020	1- USBHM & Freddie Mac (5701.3-I) & Fannie Mae (B4-2.1-03) do not allow projects that are involved in litigation (Super Lien foreclosure) Additional Items needed if the above can be addressed: 1) Fidelity Coverage for Management Company - The Mana
NV00104-G	Bella Vita Condominiums fka Westwood Point	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	4/22/2021	Maximum Financing Available		5/14/2021		Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00105-D	Big Horn at Black Mountain	Henderson	NV	Entire	Established	Established Project - Full Review	Declined					6/15/2021	1. USBHM & Freddie Mac (5701.3-L) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 25/20% of the total units and a single investor in this project owns more than 25/20% of the total units. One investor owns 144/380 = 37.89%.
NV00106-B	Blackhawk aka Centennial Highlands	North Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	12/21/2020	Maximum Financing Available		10/11/2021		Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00107-C	Boca Raton Condominium	Las Vegas	NV	Entire	New	New Project - Full Review	Declined					3/2/2010	1. FHLMC (42.6-B) requires that the project meet a 70% Owner Occupancy requirement and this project has not met this requirement. Per questionnaire, developer still owns 202 of the 378 units. 2. USBHM Guidelines require that all condominium projects mus
NV00108-B	Bordeaux Homeowners Association	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	3/12/2020	Maximum Financing Available		10/31/2020	4/12/2021	Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00109-E	Borgata	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined						1) Project allows for item(s) that are listed on the USBHM Ineligible Project Type List or listed in FHLMC (5701.3). There are multiple websites which indicate that the subject project has an established rental apartment management program. Websites i
NV00111-C	Carlisle	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	12/9/2019	Maximum Financing Available		3/30/2020		1) Must be Owner Occupied (No Investment Allowed) 2) Project does not met Fannie Mae requirements and is only eligible for Freddie Mac Products.
NV00113-B	Casoleil at Spanish Springs	Sparks	NV	Entire	Established	Established Project - Full Review	Expired	5/22/2020	Maximum Financing Available		8/15/2020		1) For Investment Loans Only: This project restricts non-owner occupants to 15% of the total units. 2) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condi
NV00115-A	Chateau Nouveau Condominiums	LAS VEGAS	NV	Entire	Established	Established Project - Full Review	Expired	3/29/2019	Maximum Financing Available		3/1/2020	6/21/2021	6/21/2021 Must be Owner Occupied (No Investment Allowed)
NV00118-E	Coral Palms Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined				10/2/2018	10/18/2018	USBHM & Freddie Mac (5701.3-L) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 10% of the total units and a single investor in this project owns more than 10% of the total units. -- A single investor owns 24% of the units in the p Must be Owner Occupied (No Investment Allowed)
NV00119-B	CORONADO PALMS	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	3/23/2021	Maximum Financing Available		3/31/2021		Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in

Project Approval Dept - Project List Updated: 7/22/2021



Project Information						Fannie Mae Information							
USBHM Code	Project Name	City	State	Phase	Project Type	Fannie Mae Lender Warranties	Fannie Mae Project Status	Fannie Mae Approval Date	Fannie Mae Approval Condition	Fannie Mae Expiration Date	Fannie Mae Pending Date	Fannie Mae Declination Date	Fannie Mae Status Comments
NV00121-A	Desert Shore Villas	LAS VEGAS	NV	Entire Project	Established	S - Full Review (with or without CPM) - Established condo project	Declined					11/15/2018	1) Other: Insurance deductible must be less than 5% of the Building Coverage. Per Insurance Certificate, the deductible is \$15,000 Per Unit. \$15,000 x 424 units = \$6,360,000. Total Building coverage is \$59,106,348 x 5% = \$2,955,317. This does not meet t
NV00122-G	Esplanade	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					1/30/2019	USBHM & Freddie Mac (5701.3-1) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 25/20% of the total units and a single investor in this project owns more than 25/20% of the total units. -- A single investor owns 190 (49.7%) of the
NV00123-D	Esplanade At Damonte Ranch	Reno	NV	Entire	New	R - Full Review (with or without CPM) - New condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00124-B	Fallen Leaf aka Fallen Leaf at Galena	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	3/17/2020	Maximum Financing Eligible	4/12/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event Approval expires with insurance, can extend to 3.17.21 after review of
NV00125-F	Fulton Park	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00128-B	Islander aka Alexis Heights	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	5/21/2019	Maximum Financing Eligible	10/27/2019			Must be Owner Occupied (No Investment Allowed)
NV00130-E	La Paloma	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00131-A	Viera Condominium (at Lake Las Vegas)	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00133-C	Manhattan Luxury Urban Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	6/8/2020	Maximum Financing Eligible	11/30/2020			HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00134-C	Mantova (at Lake Las Vegas)	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00135-A	Metropolis Condos	LAS VEGAS	NV	Other - 1 - Entire Project	Established	S - Full Review (with or without CPM) - Established condo project	Declined					4/3/2019	Insurance for this Project does not meeting 5% of the building coverage. Appraised value of a unit is about \$335,000 which makes it 7%. ***Per the Insurance Certificate - Deductible amount is \$25,000, per unit. There are 71 units in the Project - Total D
NV00136-D	Montana Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					4/18/2021	USBHM & Freddie Mac (5701.5-D) & Fannie Mae (B4-2.1-03/B4-2.2-02) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles. (\$31,600 al
NV00137-B	Alondra aka Mountain Creek	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	3/3/2021	Maximum Financing Eligible	9/23/2021			For Investment Loans Only: This project restricts non-owner occupants to 25% of the total units. Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition p
NV00138-A	Newport Lofts Condos	Las Vegas	NV	Entire Project	New	R - Full Review (with or without CPM) - New condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00140-C	Park 1 At Summerlingate	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	4/29/2021	Maximum Financing Eligible	7/31/2021			Must be Owner Occupied (No Investment Allowed) Project does not met Freddie Mac requirements and is only eligible for Fannie Mae Products. Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit
NV00141-A	Park Avenue Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	11/14/2019	Maximum Financing Eligible	5/14/2020		7/20/2021	Must be Owner Occupied (No Investment Allowed) Project does not met Freddie Mac requirements and is only eligible for Fannie Mae Products.
NV00141-G	Park Avenue Condos (Do not USE - Use NV00141-A)	LAS VEGAS	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00142-A	Pebble Creek Village Condos	LAS VEGAS	NV	Other - Phase 1-3 (Bldg 2,25,28,29,36,27)	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00142-F	Pebble Creek Village Condominiums	LAS VEGAS	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/24/2020	Maximum Financing Eligible	11/30/2020			Must be Owner Occupied (No Investment Allowed) HO-6 insurance is optional as determined by the borrower and the insurer.
NV00143-B	Riverwalk Towers aka RiverWalk Condominiums	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	10/29/2018	Maximum Financing Eligible	3/5/2019			Must be Owner Occupied (No Investment Allowed)
NV00144-C	Riviera Ranch aka Villa Del Sol	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/29/2020	Maximum Financing Eligible	11/30/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in

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Project Information

Freddie Mac Information

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USBHM Code	Project Name	City	State	Phase	Project Type	Freddie Mac Lender Warranties	Freddie Mac Project Status	Freddie Mac Approval Date	Freddie Mac Approval Condition	Freddie Mac Expiration Date	Freddie Mac Pending Date	Freddie Mac Declination Date	Freddie Mac Status Comments
NV00121-A	Desert Shore Villas	LAS VEGAS	NV	Entire Project	Established	Established Project - Full Review	Declined					11/15/2018	1) Other: Insurance deductible must be less than 5% of the Building Coverage. Per Insurance Certificate, the deductible is \$15,000 Per Unit. \$15,000 x 424 units = \$6,360,000. Total Building coverage is \$59,106,348 x 5% = \$2,955,317. This does not meet t
NV00122-G	Esplanade	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					1/30/2019	USBHM & Freddie Mac (5701.3-L) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 25/20% of the total units and a single investor in this project owns more than 25/20% of the total units. -- A single investor owns 190 (49.7%) of the
NV00123-D	Esplanade At Damonte Ranch	Reno	NV	Entire	New	New Project - Full Review	Declined				5/26/2015	7/16/2014	1) USBHM & FHLMC (42.6-C) requires that the project meet a 70% Owner Occupancy requirement and this project has not met this requirement. 97 of 414=23.4%. No phasing provided but 97 of 180 sold & closed=53.9%. 2) USBHM & FHLMC (42.6-A) requires that th
NV00124-B	Fallen Leaf aka Fallen Leaf at Galena	Reno	NV	Entire	Established	Established Project - Full Review	Expired	3/17/2020	Maximum Financing Available	4/12/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event Approval expires with insurance, can extend to 3.17.21 after review of
NV00125-F	Fulton Park	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	12/4/2017	Maximum Financing Available	6/4/2018			
NV00128-B	Islander aka Alexis Heights	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	5/21/2019	Maximum Financing Available	10/27/2019			Must be Owner Occupied (No Investment Allowed)
NV00130-E	La Paloma	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					4/9/2010	1. FHLMC (42.5-D) does not allow more than a 15% delinquency more than 30 days on HOA dues and this project exceeds the allowed percentage. Project currently has 50 of the 156 units more than 30 days delquent. 2. FHLMC (42.3-K) does not allow projects
NV00131-A	Viera Condominium (at Lake Las Vegas)	Henderson	NV	Entire	Established	Established Project - Full Review	Declined					8/14/2018	1. USBHM & Freddie Mac (5701.10) & Fannie Mae (B4-2.1-03)Project contains characteristics that USBHM & Freddie Mac & Fannie Mae consider a Condotel. 2. USBHM & Freddie Mac (5701.3-I) & Fannie Mae (B4-2.1-03) do not allow projects that are involved in I
NV00133-C	Manhattan Luxury Urban Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	6/8/2020	Maximum Financing Available	11/30/2020			HO-6 Insurance is optional as determined by the borrower and the insurer. Streamlined Eligibility is for Agency Loans Only; If a Portfolio Loan, project must be submitted for a full review.
NV00134-C	Mantova (at Lake Las Vegas)	Henderson	NV	Entire	Established	Established Project - Full Review	Expired	6/28/2018	Maximum Financing Available	10/5/2018			
NV00135-A	Metropolis Condos	LAS VEGAS	NV	Other - 1 - Entire Project	Established	Established Project - Full Review	Declined					4/3/2019	Insurance for this Project does not meeting 5% of the building coverage. Appraised value of a unit is about \$335,000 which makes it 7%. ***Per the Insurance Certificate - Deductible amount is \$25,000., per unit. There are 71 units in the Project - Total D
NV00136-D	Montana Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					4/18/2021	USBHM & Freddie Mac (5701.5-D) & Fannie Mae (B4-2.1-03/B4-2.2-02) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles. (\$31,600 al
NV00137-B	Alondra aka Mountain Creek	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	3/3/2021	Maximum Financing Available	9/23/2021			For Investment Loans Only: This project restricts non-owner occupants to 25% of the total units. Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition p
NV00138-A	Newport Lofts Condos	Las Vegas	NV	Entire Project	New	New Project - Full Review	Declined					4/6/2010	1. USBHM Guidelines state that a new project cannot be over eight stories to be an eligible project. The project has sold 61%. Project is 24 stories 2. FHLMC (42.5-D) does not allow more than 15% delinquencythe project is at 21% more than 30 days on HOA d
NV00140-C	Park 1 At Summerlingate	Las Vegas	NV	Entire	Established	Established Project - Full Review	To Be Reviewed					4/23/2021	
NV00141-A	Park Avenue Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					7/20/2021	USBHM & FHLMC (42.3-J) do not allow projects that are involved in litigation where the outcome and impact of the decision are not known. Park Avenue Homeowners' Association vs Clark county has not been settled. The complaint asks the court to declare th
NV00141-G	Park Avenue Condos (Do not USE - Use NV00141-A)	LAS VEGAS	NV	Entire	Established	Established Project - Full Review	Declined					8/15/2016	**NOTE: USBHM & FHLMC (42.3-J) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in such litigation. The le
NV00142-A	Pebble Creek Village Condos	LAS VEGAS	NV	Other - Phase 1-3 (Bldg 2,25,28,29,36,27)	Established	Established Project - Full Review	Expired			9/14/2008			
NV00142-F	Pebble Creek Village Condominiums	LAS VEGAS	NV	Entire	Established	Established Project - Full Review	Expired	4/24/2020	Maximum Financing Available	11/30/2020			Must be Owner Occupied (No Investment Allowed) HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00143-B	Riverwalk Towers aka RiverWalk Condominiums	Reno	NV	Entire	Established	Established Project - Full Review	No Response				6/30/2020		1) Submission Sheet - Occupancy must be completed 2) Questionnaire - "Grid" section must be completed. Total # of units sold/closed, Total # of units owner occupied/total # of units non-owner occupied? 3) Questionnaire - HOA - Must provide the number of
NV00144-C	Riviera Ranch aka Villa Del Sol	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	4/29/2020	Maximum Financing Available	11/30/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in

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Project Information						Fannie Mae Information							
USBHM Code	Project Name	City	State	Phase	Project Type	Fannie Mae Lender Warranties	Fannie Mae Project Status	Fannie Mae Approval Date	Fannie Mae Approval Condition	Fannie Mae Expiration Date	Fannie Mae Pending Date	Fannie Mae Declination Date	Fannie Mae Status Comments
NV00145-B	Sedona Condominiums aka Sedona on the Boulevard	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	6/4/2021	Maximum Financing Eligible	9/30/2021			1) Must be Owner Occupied (No Investment Allowed) 2) HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00146-A	Silver Creek Condos GO TO NV00146-H	RENO	NV	Other - 1A (call: Sherri Hollenbeck for unit #s at 916/561-5024)	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00146-H	Silver Creek	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Pending				12/8/2020		Insurance agent to confirm the following: 1- Property coverage is one of the following: a. ___ ALL IN/Single Entity including Betterments and Improvements b. ___ ALL IN excluding Betterments and Improvements c. ___ BARE WALLS coverage only d. ___ No Unit
NV00147-A	Skypointe Condominium	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	7/14/2021	Maximum Financing Eligible	12/29/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00148-A	Soho Lofts	Las Vegas	NV	Entire Project	Established	S - Full Review (with or without CPM) - Established condo project	Expired	10/17/2019	Maximum Financing Eligible	5/8/2020			
NV00149-B	Aspen Peak	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					7/8/2019	USBHM & Freddie Mac (5701.3-1) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 25/20% of the total units and a single investor in this project owns more than 25/20% of the total units. (Single Investor owns 66 units/268 = 24
NV00152-A	Sunset Cliffs Condos Go To NV00152-M	Las Vegas	NV	Other - 14 and 15 (Bldgs 41 - 44)	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00152-M	Sunset Cliffs	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	7/20/2021	Maximum Financing Eligible	8/11/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the i
NV00154-A	Terrasini at Aliante GO TO NV00154-C	NORTH LAS VEGAS	NV	Other - 5 (29 and 30)	Reciprocal	T	Expired			6/12/2009			
NV00154-C	Terrasini at Aliante	LAS VEGAS	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					2/18/2020	USBHM & FHLMC (5701.3-1) do not allow projects that are involved in litigation (Higher ground litigation which involves US Bank.)
NV00156-B	Tripoly at Stephanie aka Trilogy at Stephanie	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	6/11/2020	Maximum Financing Eligible	11/30/2020			HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00157-B	Tripoly at Warm Springs North	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed						
NV00158-J	Tripoly at Warm Springs South Condos	LAS VEGAS	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	5/21/2021	Maximum Financing Eligible	4/14/2022			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00159-D	Tuscano Townhomes	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/12/2021	Maximum Financing Eligible	5/14/2021		12/4/2019	Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00160-B	Valencia Unit Owners Association	Las Vegas	NV	Entire	New	R - Full Review (with or without CPM) - New condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00164-B	Westpark HOA	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed						
NV00165-A	Winchester Woods aka Sevilla Condos	LAS VEGAS	NV	Entire Project	Established	S - Full Review (with or without CPM) - Established condo project	Declined					4/15/2019	USBHM & Freddie Mac (5701.3-1) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 25/20% of the total units and a single investor in this project owns more than 25/20% of the total units.
NV00166-C	X-IT	LAS VEGAS	NV	ENTIRE	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00168-D	Terrasini at Alinate Unit 2 Condos	NORTH LAS VEGAS	NV	Other - 2-5, 15 (Bldgs 42-47)	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00168-E	Terrasini at Alinate Unit 2 Condos	NORTH LAS VEGAS	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00169-A	Canyon Willow East Unit 1 (Canyon Willow Trop)	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/15/2020	Maximum Financing Eligible	11/30/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00172-A	Incline Village Unit No 4 (aka 624 Lariat Circle)	Incline Village	NV	Entire	2-4	V - Condo project review waived - for certain project and transaction types	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00173-A	Whispering Springs Condominium	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	10/18/2018	Maximum Financing Eligible	4/1/2019			Must be Owner Occupied (No Investment Allowed)

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Project Information

Freddie Mac Information

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USBHM Code	Project Name	City	State	Phase	Project Type	Freddie Mac Lender Warranties	Freddie Mac Project Status	Freddie Mac Approval Date	Freddie Mac Approval Condition	Freddie Mac Expiration Date	Freddie Mac Pending Date	Freddie Mac Declination Date	Freddie Mac Status Comments
NV00145-B	Sedona Condominiums aka Sedona on the Boulevard	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	6/4/2021	Maximum Financing Available	9/30/2021			1) Must be Owner Occupied (No Investment Allowed) 2) HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00146-A	Silver Creek Condos GO TO NV00146-H	RENO	NV	Other - 1A (call: Sherri Hollenbeck for unit #s at 916/561-5024)	Established	Established Project - Full Review	Expired			6/13/2009			
NV00146-H	Silver Creek	Reno	NV	Entire	Established	Established Project - Full Review	Expired	8/29/2017	Maximum Financing Available	2/27/2018			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00147-A	Skypointe Condominium	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	7/14/2021	Maximum Financing Available	12/29/2021			
NV00148-A	Soho Lofts	Las Vegas	NV	Entire Project	Established	Established Project - Full Review	Expired	10/17/2019	Maximum Financing Available	5/8/2020			
NV00149-B	Aspen Peak	Henderson	NV	Entire	Established	Established Project - Full Review	Expired	7/10/2019	Maximum Financing Available	4/13/2020		3/17/2017	Must be Owner Occupied (No Investment Allowed)
NV00152-A	Sunset Cliffs Condos Go To NV00152-M	Las Vegas	NV	Other - 14 and 15 (Bldgs 41 - 44)	Established	Established Project - Full Review	Expired			12/3/2009		6/3/2014	
NV00152-M	Sunset Cliffs	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	7/20/2021	Maximum Financing Available	8/11/2021			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00154-A	Terrasini at Aliante GO TO NV00154-C	NORTH LAS VEGAS	NV	Other - 5 (29 and 30)	Reciprocal	Reciprocal Review - Project Eligibility Review Service (Enter PERS in the CPM Project ID# Field)	Expired			6/12/2009			
NV00154-C	Terrasini at Aliante	LAS VEGAS	NV	Entire	Established	Established Project - Full Review	Declined					2/18/2020	USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation (Higher ground litigation which involves US Bank.)
NV00156-B	Tripoly at Stephanie aka Trilogy at Stephanie	Henderson	NV	Entire	Established	Established Project - Full Review	Expired	6/11/2020	Maximum Financing Available	11/30/2020		2/10/2021	HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00157-B	Tripoly at Warm Springs North	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					7/24/2018	USBHM & FHLMC (5701.5-D) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles. Budgeted income is \$253,440 with total reserves bud Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00158-J	Tripoly at Warm Springs South Condos	LAS VEGAS	NV	Entire	Established	Established Project - Full Review	Approved	5/21/2021	Maximum Financing Available	4/14/2022			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00159-D	Tuscano Townhomes	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	4/12/2021	Maximum Financing Available	5/14/2021		12/4/2019	USBHM & FHLMC (5701.3-L) do not allow a single investor to own more than 10% of the total units and a single investor in this project owns more than 10% of the total units. (Developer owns 123 units out of 226 = 54%)
NV00160-B	Valencia Unit Owners Association	Las Vegas	NV	Entire	New	New Project - Full Review	Declined					7/13/2018	Project has not been turned over s
NV00164-B	Westpark HOA	Las Vegas	NV	Entire	Established	Established Project - Full Review	To Be Reviewed						
NV00165-A	Winchester Woods aka Sevilla Condos	LAS VEGAS	NV	Entire Project	Established	Established Project - Full Review	Declined					4/15/2019	USBHM & Freddie Mac (5701.3-L) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 25/20% of the total units and a single investor in this project owns more than 25/20% of the total units.
NV00166-C	X-IT	LAS VEGAS	NV	ENTIRE	Established	Established Project - Full Review	Declined					4/13/2018	USBHM & FHLMC (5701.3-L) do not allow a single investor to own more than 10% of the total units and a single investor in this project owns more than 10% of the total units. Per the questionnaire provided, a single entity owns more than 10% of the units
NV00168-D	Terrasini at Alinate Unit 2 Condos	NORTH LAS VEGAS	NV	Other - 2-5, 15 (Bldgs 42-47)	Established	Established Project - Full Review	Expired			7/24/2009		6/3/2014	
NV00168-E	Terrasini at Alinate Unit 2 Condos	NORTH LAS VEGAS	NV	Entire	Established	Established Project - Full Review	Declined					6/3/2014	USBHM & FHLMC (42.3-I) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in such litigation. The legal docu
NV00169-A	Canyon Willow East Unit 1 (Canyon Willow Trop)	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined				4/9/2020	4/15/2020	USBHM & Freddie Mac (5701.3-I) & Fannie Mae (B4-2.1-03) do not allow projects that are involved in litigation. (Higher Ground)
NV00172-A	Incline Village Unit No 4 (aka 624 Lariat Circle)	Incline Village	NV	Entire	2-4	Established Project - Full Review	No Response				1/29/2013		1) USBHM Questionnaire (One received was completed by borrower which is not acceptable. Another person that is an officer of the project, or owns a different unit will need to complete it) 2) Evidence of Insurance - Property Insurance must state 100% Re Must be Owner Occupied (No Investment Allowed)
NV00173-A	Whispering Springs Condominium	Reno	NV	Entire	Established	Established Project - Full Review	Expired	10/18/2018	Maximum Financing Available	4/1/2019			

Project Approval Dept - Project List Updated: 7/22/2021



Project Information						Fannie Mae Information							
USBHM Code	Project Name	City	State	Phase	Project Type	Fannie Mae Lender Warranties	Fannie Mae Project Status	Fannie Mae Approval Date	Fannie Mae Approval Condition	Fannie Mae Expiration Date	Fannie Mae Pending Date	Fannie Mae Declination Date	Fannie Mae Status Comments
NV00178-A	Mountain Shadows of Incline	Incline Village	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Pending				8/3/2020		1. Litigation Information - Provide a copy of the initial complaint and any updated information. 2. HOA attorney to confirm the following: A. is the litigation amount known? B. Does the HOA insurance cover the anticipated litigation amount?
NV00186-A	Jasmine Condominiums AKA Jasmine Ranch	North Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00187-A	Portofino	Laughlin	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	3/2/2020	Maximum Financing Eligible	11/30/2020			Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00188-A	Tapatio II	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00191-A	Fairways	Sparks	NV	Entire - Attached units only	Established	S - Full Review (with or without CPM) - Established condo project	Expired	10/16/2018	Maximum Financing Eligible	1/1/2019			Must be Owner Occupied (No Investment Allowed)
NV00191-B	Fairways	Sparks	NV	Entire - Detached Units Only	Detached	V - Condo project review waived - for certain project and transaction types	Declined					10/16/2018	If the subject unit is a detached condominium unit within a condominium project, project review is not required per Freddie Mac 5701.7 and FNMA B4-2.1-01. This project code is for the detached units within this project only. The project code and status
NV00192-A	Monterey at the Las Vegas Country Club	Winchester	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	No Response						
NV00193-A	Pacific Legends West Condominium	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00195-A	Mira Villa	Las Vegas	NV	Bldgs 1-3,10-24,27-32=129 units	New	R - Full Review (with or without CPM) - New condo project	Approved	2/5/2021	Maximum Financing Eligible	8/5/2021		1/29/2021	Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00198-A	Cierra	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	6/30/2021	Maximum Financing Eligible	4/15/2022			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00202-A	Opulence Condominium AKA KCN Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Pending				12/26/2020		Insurance agent to confirm the following: 1- Property coverage is one of the following: a. __ ALL IN/Single Entity including Betterments and Improvements b. __ ALL IN excluding Betterments and Improvements c. __ BARE WALLS coverage only d. __ No Unit
NV00203-A	Fiesta	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	10/26/2020	Maximum Financing Eligible	11/30/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00205-A	Charlemont Condominiums	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00206-A	McCarran Knolls Condominiums	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	6/4/2021	Maximum Financing Eligible	3/31/2022			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00210-A	Eastbridge Gardens Condominiums	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	9/21/2018	Maximum Financing Eligible	3/31/2019			Must be Owner Occupied (No Investment Allowed)
NV00212-A	First Light (aka First Light at Boulder Ranch)	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed						
NV00213-A	Martin fka Panorama Towers North	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					7/24/2019	1) USBHM & Freddie Mac (5701.5-D) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles. Reserve set aside is \$200,000 which is 5.
NV00214-A	Veer Towers	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					3/4/2021	1) USBHM & Freddie Mac (5701.3-1) & Fannie Mae (B4-2.1-03) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved
NV00216-A	Mission Hills aka Mission Ridge II	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	No Response				8/28/2019		1) HOA to provide the number of units that are more than 60 days delinquent 2) File was previously declined for construction defect litigation. HOA to provide letter of explanation if the suit has been settled and all work completed and paid in full.
NV00219-A	Residences at Mandarin Oriental Las Vegas aka City Center Luxury Residences	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.

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Project Information

Freddie Mac Information

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USBHM Code	Project Name	City	State	Phase	Project Type	Freddie Mac Lender Warranties	Freddie Mac Project Status	Freddie Mac Approval Date	Freddie Mac Approval Condition	Freddie Mac Expiration Date	Freddie Mac Pending Date	Freddie Mac Declination Date	Freddie Mac Status Comments
NV00178-A	Mountain Shadows of Incline	Incline Village	NV	Entire	Established	Established Project - Full Review	To Be Reviewed						
NV00186-A	Jasmine Condominiums AKA Jasmine Ranch	North Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					5/7/2018	USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation. -- HOA is defendant in four claims of unlawful foreclosure by the HOA in regards to the NV state law. FHLMC will not accept this. (NPA02960, NPA03215, NPA03356, & NPA05928).
NV00187-A	Portofino	Laughlin	NV	Entire	Established	Established Project - Full Review	Expired	3/2/2020	Maximum Financing Available	11/30/2020			Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00188-A	Tapatio II	Henderson	NV	Entire	Established	Established Project - Full Review	Expired	5/2/2013	Maximum Financing Available	10/11/2013			Streamlined Eligibility is for Agency Loans Only; If a Portfolio Loan, project must be submitted for a full review.
NV00191-A	Fairways	Sparks	NV	Entire - Attached units only	Established	Established Project - Full Review	Expired	10/16/2018	Maximum Financing Available	1/1/2019			Must be Owner Occupied (No Investment Allowed)
NV00191-B	Fairways	Sparks	NV	Entire - Detached Units Only	Detached	Detached - Full Review	Declined					10/16/2018	If the subject unit is a detached condominium unit within a condominium project, project review is not required per Freddie Mac 5701.7 and FNMA B4-2.1-01. This project code is for the detached units within this project only. The project code and status
NV00192-A	Monterey at the Las Vegas Country Club	Winchester	NV	Entire	Established	Established Project - Full Review	No Response				9/9/2020		1) Questionnaire - incomplete - some answers taken from the appraisal 2) Questionnaire - Please provide the amount and nature of any outstanding or pending special assessment. 3) Questionnaire - HOA to comment: Are recreational amenities or common elem
NV00193-A	Pacific Legends West Condominium	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					8/18/2015	1) USBHM & FHLMC (42.5-E) limits the number of units delinquent greater than 60 days to 15% delinquency and this project exceeds the allowed percentage. (40 / 210 = 19%) 3) HOA to provide the amount and nature of any outstanding or pending special asse
NV00195-A	Mira Villa	Las Vegas	NV	Bldgs 1-3,10-24,27-32=129 units	New	New Project - Full Review	Approved	2/5/2021	Maximum Financing Available	8/5/2021		1/29/2021	Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00198-A	Cierra	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	6/30/2021	Maximum Financing Available	4/15/2022			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00202-A	Opulence Condominium AKA KCN Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	2/5/2018		5/15/2018			Must be Owner Occupied (No Investment Allowed)
NV00203-A	Fiesta	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	10/26/2020	Maximum Financing Available	11/30/2020			Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00205-A	Charlemont Condominiums	Henderson	NV	Entire	Established	Established Project - Full Review	Declined					7/27/2016	USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in such litigation. If PAD has d
NV00206-A	McCarran Knolls Condominiums	Reno	NV	Entire	Established	Established Project - Full Review	Approved	6/4/2021	Maximum Financing Available	3/31/2022			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00210-A	Eastbridge Gardens Condominiums	Henderson	NV	Entire	Established	Established Project - Full Review	Expired	9/21/2018	Maximum Financing Available	3/31/2019			Must be Owner Occupied (No Investment Allowed)
NV00212-A	First Light (aka First Light at Boulder Ranch)	Henderson	NV	Entire	Established	Established Project - Full Review	Declined					9/17/2013	1) USBHM & FHLMC (42.3-I) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in such litigation. 2) USBHM &
NV00213-A	Martin fka Panorama Towers North	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined				2/24/2020	7/24/2019	1) USBHM & Freddie Mac (5701.5-D) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles. Reserve set aside is \$200,000 which is 5.
NV00214-A	Veer Towers	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved		Maximum Financing Available			3/4/2021	Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00216-A	Mission Hills aka Mission Ridge II	Henderson	NV	Entire	Established	Established Project - Full Review	Declined				8/21/2019	7/29/2016	1) USBHM & FHLMC (42.3-I) do not allow projects that are involved in litigation where the litigation is pending and the amounts are unknown (Litigation involves 4 separate Cases). **Outstanding Pend Items** 1) Regarding all Litigation: Each individua
NV00219-A	Residences at Mandarin Oriental Las Vegas aka City Center Luxury Residences	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					11/16/2017	1) USBHM & FHLMC (5701.3-K) limits commercial space to 25% or less of the project. Project contains more commercial space than is allowed. (52%- There is a hotel in the building. Part of City Center Boutiques managed by MGM Resorts International.) 2)

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Project Information						Fannie Mae Information							
USBHM Code	Project Name	City	State	Phase	Project Type	Fannie Mae Lender Warranties	Fannie Mae Project Status	Fannie Mae Approval Date	Fannie Mae Approval Condition	Fannie Mae Expiration Date	Fannie Mae Pending Date	Fannie Mae Declination Date	Fannie Mae Status Comments
NV00222-A	Rancho Santa Fe Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00223-A	Verde Viejo	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	6/14/2021	Maximum Financing Eligible	10/13/2021			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00225-A	Scottsdale Valley Condominiums	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					3/6/2019	USBHM & Freddie Mac (5701.5-D) & Fannie Mae (B4-2.1-03/B4-2.2-02) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles. Per the 20
NV00226-A	Kensington	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00227-A	Mar A Lago	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	10/29/2020	Maximum Financing Eligible	10/29/2021			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00229-A	University Terrace	Reno	NV	Entire	2-4	V - Condo project review waived - for certain project and transaction types	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00230-A	Westporter Homes aka Las Brisas HOA	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	12/31/2018	Maximum Financing Eligible	10/1/2019			Must be Owner Occupied (No Investment Allowed) Underwriter to review the subject underlying lease agreement. (HOA states project is Leashold)
NV00231-A	Sunrise Bay aka Mountain Peaks Units 1,2,3&4	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					8/24/2018	USBHM & Freddie Mac (5701.5-D) and Fannie Mae (B4-2.2-02 Established-Reserves) requires that the budget provide for a line item that provides for at least 10% of the budget to provide for the funding of replacement reserves for capital expenditures and Must be Owner Occupied (No Investment Allowed)
NV00232-A	Chateau Versailles Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	3/19/2019	Maximum Financing Eligible	3/19/2020			
NV00233-A	Palmilla	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00234-A	French Oaks	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	2/25/2020	Maximum Financing Eligible	11/30/2020			Must be Owner Occupied (No Investment Allowed) UW to clear - Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determ
NV00235-A	Legacy Condominiums	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	2/2/2021	Maximum Financing Eligible	6/19/2021			1) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer. Units owners to insure all personal pr
NV00236-A	Bavington Court fka Richmond Park Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					3/9/2020	USBHM & Freddie Mac (5701.5-D) & Fannie Mae (B4-2.1-03/B4-2.2-02) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles. Per 2020 Bu
NV00239-A	Westchester Manor	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed						
NV00240-A	Resort Villas	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	10/14/2020	Maximum Financing Eligible	11/30/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00241-A	Woodside	Sparks	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00242-A	Tripoly at Town Center	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00243-A	Scottsdale Points West (aka Scottsdale Points)	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed						
NV00244-A	Garden Terrace	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	No Response				5/26/2021		Eligible for review.
NV00247-A	Amber Hills II	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/9/2019	Maximum Financing Eligible	1/13/2020			
NV00248-A	Newport Cove	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00249-A	Casa Mesa Villas	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	10/20/2020	Maximum Financing Eligible	11/30/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in

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Project Information

Freddie Mac Information

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USBHM Code	Project Name	City	State	Phase	Project Type	Freddie Mac Lender Warranties	Freddie Mac Project Status	Freddie Mac Approval Date	Freddie Mac Approval Condition	Freddie Mac Expiration Date	Freddie Mac Pending Date	Freddie Mac Declination Date	Freddie Mac Status Comments
NV00222-A	Rancho Santa Fe Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined				8/2/2018	12/14/2017	USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in such litigation.
NV00223-A	Verde Viejo	Henderson	NV	Entire	Established	Established Project - Full Review	Approved	6/14/2021	Maximum Financing Available	10/13/2021			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00225-A	Scottsdale Valley Condominiums	Henderson	NV	Entire	Established	Established Project - Full Review	Declined					3/6/2019	USBHM & Freddie Mac (5701.5-D) & Fannie Mae (B4-2.1-03/B4-2.2-02) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles. Per the
NV00226-A	Kensington	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	5/7/2018	Maximum Financing Available	10/30/2018			For Investment Loans Only: This project restricts non-owner occupants to no more than 15% of the total units. No more than sixteen (16) total units may be leased at any given time (per Second Amendment to the Declaratio
NV00227-A	Mar A Lago	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	10/29/2020	Maximum Financing Available	10/29/2021			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00229-A	University Terrace	Reno	NV	Entire	2-4	Established Project - Full Review	No Response						
NV00230-A	Westporter Homes aka Las Brisas HOA	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	12/31/2018	Maximum Financing Available	10/1/2019			Must be Owner Occupied (No Investment Allowed) Underwriter to review the subject underlying lease agreement. (HOA states project is Leashold)
NV00231-A	Sunrise Bay aka Mountain Peaks Units 1,2,3&4	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					8/24/2018	USBHM & Freddie Mac (5701.3-I) does not allow projects that are involved in litigation where the reason for dispute involves super Lien Priority litigation. USBHM & Freddie Mac (5701.5-D) requires that the budget provide for at least 10% funding for rep
NV00232-A	Chateau Versailles Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	To Be Reviewed						
NV00233-A	Palmilla	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					6/4/2014	1. USBHM & FHLMC (42.3-I) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in such litigation. Part of a 8 Must be Owner Occupied (No Investment Allowed)
NV00234-A	French Oaks	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	2/25/2020	Maximum Financing Available	11/30/2020			UW to clear - Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determ
NV00235-A	Legacy Condominiums	Henderson	NV	Entire	Established	Established Project - Full Review	Expired	2/2/2021	Maximum Financing Available	6/19/2021			1) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer. Units owners to insure all personal pr
NV00236-A	Bavington Court fka Richmond Park Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					3/9/2020	USBHM & Freddie Mac (5701.5-D) & Fannie Mae (B4-2.1-03/B4-2.2-02) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles. Per 2020 Bu
NV00239-A	Westchester Manor	Las Vegas	NV	Entire	Established	Established Project - Full Review	To Be Reviewed						
NV00240-A	Resort Villas	Henderson	NV	Entire	Established	Established Project - Full Review	Expired	10/14/2020	Maximum Financing Available	11/30/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00241-A	Woodside	Sparks	NV	Entire	Established	Established Project - Full Review	Pending				1/4/2021		1) Questionnaire - Missing several required questions from the FNMA/FHLMC Questionnaire received. Pulled Appraisal to answer some additional questions for review. 2) Questionnaire - Please provide the amount and nature of any outstanding or pending spec Must be Owner Occupied (No Investment Allowed)
NV00242-A	Tripoly at Town Center	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	7/17/2018	Maximum Financing Available	12/28/2018			
NV00243-A	Scottsdale Points West (aka Scottsdale Points)	Las Vegas	NV	Entire	Established	Established Project - Full Review	To Be Reviewed						
NV00244-A	Garden Terrace	Las Vegas	NV	Entire	Established	Established Project - Full Review	No Response				5/26/2021		eligible for review.
NV00247-A	Amber Hills II	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	4/9/2019	Maximum Financing Available	1/13/2020		1/17/2018	
NV00248-A	Newport Cove	Henderson	NV	Entire	Established	Established Project - Full Review	Declined					9/22/2017	Revised Decision USBHM & FHLMC do not allow projects that are involved in litigation where the reason for litigation involves foreclosure activities concerning the super-priority lien and the banks. Documentation received from HOA indicates litigation r
NV00249-A	Casa Mesa Villas	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	10/20/2020	Maximum Financing Available	11/30/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in

Project Approval Dept - Project List Updated: 7/22/2021



Project Information						Fannie Mae Information							
USBHM Code	Project Name	City	State	Phase	Project Type	Fannie Mae Lender Warranties	Fannie Mae Project Status	Fannie Mae Approval Date	Fannie Mae Approval Condition	Fannie Mae Expiration Date	Fannie Mae Pending Date	Fannie Mae Declination Date	Fannie Mae Status Comments
NV00250-A	Donner Creek Village Condominiums	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	6/29/2020	Maximum Financing Eligible	11/30/2020			Underwriting to review title for deed restriction compliance Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer. Must be Owner Occupied (No Investment Allowed)
NV00251-A	Turnberry Towers East	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	12/13/2019	Maximum Financing Eligible	7/29/2020			
NV00252-A	Sierra Cedars Condominium	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00255-A	Mesquite Mesa	Mesquite	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00256-A	Clearacre Condominiums (Clear Acre)	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	3/8/2020	Maximum Financing Eligible	11/30/2020			1) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event.
NV00258-A	Rock Springs Vista Mesquite	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00259-A	Ironhorse Village	Sparks	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	5/15/2019	Maximum Financing Eligible	4/23/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00261-A	Casa Vegas Apartment Homes or/aka Casa Vegas Adult Condominium	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	6/9/2020	Maximum Financing Eligible	11/30/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00262-A	Rock Springs Vista 3 aka Rock Springs Vista III	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	2/24/2020	Maximum Financing Eligible	3/31/2020			HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00263-A	Traverse Point Landscape Maintenance Association	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	12/27/2018	Eligible for Limited Review Only	5/27/2019		12/27/2018	
NV00266-A	Desert Sands (aka South Bay)	Laughlin	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00267-A	Enchantment at Sunset Bay	Mesquite	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00268-A	Turnberry Towers West Condominium	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	6/1/2021	Maximum Financing Eligible	7/29/2021			Borrower must obtain an individual HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00270-A	Solana Del Mar	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00272-A	Dakota Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00273-A	Southpark	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00274-A	Sunrise Ridge	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/30/2021	Maximum Financing Eligible	5/28/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00277-A	Duck Creek Village	Las Vegas	NV	entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	6/3/2021	Maximum Financing Eligible	10/12/2021			For Investment Loans Only: This project restricts non-owner occupants to XX% of the total units. Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00280-A	Spanish Palms Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	6/17/2019	Maximum Financing Eligible	12/20/2019			Must be Owner Occupied (No Investment Allowed)
NV00281-A	Warm Springs Bruce	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00282-A	Aurora Highlands	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00284-A	Marie Antoinette Condominium	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Pending				2/5/2019		Evidence
NV00285-A	El Parque Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00286-A	Springland Village	Sparks	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	7/24/2020	Maximum Financing Eligible	11/30/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.

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USBHM Code	Project Name	City	State	Phase	Project Type	Freddie Mac Lender Warranties	Freddie Mac Project Status	Freddie Mac Approval Date	Freddie Mac Approval Condition	Freddie Mac Expiration Date	Freddie Mac Pending Date	Freddie Mac Declination Date	Freddie Mac Status Comments
NV00250-A	Donner Creek Village Condominiums	Reno	NV	Entire	Established	Established Project - Full Review	Expired	6/29/2020	Maximum Financing Available	11/30/2020			Underwriting to review title for deed restriction compliance Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00251-A	Turnberry Towers East	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	12/13/2019	Maximum Financing Available	7/29/2020			Must be Owner Occupied (No Investment Allowed)
NV00252-A	Sierra Cedars Condominium	Reno	NV	Entire	Established	Established Project - Full Review	Expired	8/1/2017	Maximum Financing Available	10/13/2017	7/31/2017		Must be Owner Occupied (No Investment Allowed)
NV00255-A	Mesquite Mesa	Mesquite	NV	Entire	Established	Established Project - Full Review	Expired	2/15/2016	Maximum Financing Available	8/11/2016			Must be Owner Occupied (No Investment Allowed)
NV00256-A	Clearacre Condominiums (Clear Acre)	Reno	NV	Entire	Established	Established Project - Full Review	Expired	4/8/2020	Maximum Financing Available	11/30/2020			1) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event. Must be Owner Occupied (No Investment Allowed)
NV00258-A	Rock Springs Vista Mesquite	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	5/7/2015	Maximum Financing Available	11/7/2015			Must be Owner Occupied (No Investment Allowed)
NV00259-A	Ironhorse Village	Sparks	NV	Entire	Established	Established Project - Full Review	Expired	5/15/2019	Maximum Financing Available	4/23/2020			Must be Owner Occupied (No Investment Allowed)
NV00261-A	Casa Vegas Apartment Homes or/aka Casa Vegas Adult Condominium	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	6/9/2020	Maximum Financing Available	11/30/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00262-A	Rock Springs Vista 3 aka Rock Springs Vista III	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	2/24/2020	Maximum Financing Available	3/21/2020			HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00263-A	Traverse Point Landscape Maintenance Association	Henderson	NV	Entire	Established	Established Project - Full Review	Expired	12/27/2018	Eligible for Streamlined Review Only	5/27/2019		12/27/2018	None
NV00266-A	Desert Sands (aka South Bay)	Laughlin	NV	Entire	Established	Established Project - Full Review	Expired	7/21/2015	Maximum Financing Available	1/21/2016			Must be Owner Occupied (No Investment Allowed)
NV00267-A	Enchantment at Sunset Bay	Mesquite	NV	Entire	Established	Established Project - Full Review	Expired	8/26/2015	Maximum Financing Available	2/26/2016			Must be Owner Occupied (No Investment Allowed)
NV00268-A	Turnberry Towers West Condominium	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	6/1/2021	Maximum Financing Available	7/29/2021			Borrower must obtain an individual HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00270-A	Solana Del Mar	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					7/27/2017	USBHM & FHLMC (5701.3-1) do not allow projects that are involved in litigation. HOA is involved in active Higher Ground Litigation.
NV00272-A	Dakota Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	9/28/2015	Maximum Financing Available	3/28/2016			Must be Owner Occupied (No Investment Allowed)
NV00273-A	Southpark	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					11/5/2015	USBHM & FHLMC (42.3-1) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in such litigation. Other issues
NV00274-A	Sunrise Ridge	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	4/30/2021	Maximum Financing Available				Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00277-A	Duck Creek Village	Las Vegas	NV	entire	Established	Established Project - Full Review	Approved	6/3/2021	Maximum Financing Available	10/11/2021			For Investment Loans Only: This project restricts non-owner occupants to 10% of the total units. Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00280-A	Spanish Palms Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	6/17/2019	Maximum Financing Available	12/20/2019			Must be Owner Occupied (No Investment Allowed)
NV00281-A	Warm Springs Bruce	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					2/16/2016	USBHM & FHLMC (42.5-D) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles. (Per 2016 Budget - only 4.6% or \$3,936, = Total reserve)
NV00282-A	Aurora Highlands	Las Vegas	NV	Entire	Established	Established Project - Full Review	No Response				3/28/2016		Unit is an investment property, therefore...Project is not eligible for a streamline review. Please provide the project approval department all documents required for a full review. 1. USBHM FULL REVIEW Submission Sheet 2. USBHM Questionnaire 3. 201
NV00284-A	Marie Antoinette Condominium	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	3/9/2017	Maximum Financing Available	8/31/2017	2/5/2019		Streamlined Eligibility is for Agency Loans Only; if a Portfolio Loan, project must be submitted for a full review.
NV00285-A	El Parque Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	6/29/2016		12/2/2016			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00286-A	Springland Village	Sparks	NV	Entire	Established	Established Project - Full Review	Expired	7/24/2020	Maximum Financing Available	11/30/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.

Project Approval Dept - Project List Updated: 7/22/2021



Project Information						Fannie Mae Information							
USBHM Code	Project Name	City	State	Phase	Project Type	Fannie Mae Lender Warranties	Fannie Mae Project Status	Fannie Mae Approval Date	Fannie Mae Approval Condition	Fannie Mae Expiration Date	Fannie Mae Pending Date	Fannie Mae Declination Date	Fannie Mae Status Comments
NV00289-A	Kendall Creek Townhomes	Sparks	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed	9/2/2020	Maximum Financing Eligible	8/6/2021			
NV00290-A	Bristlecone Condominium	Sparks	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	3/13/2019	Maximum Financing Eligible	11/20/2019			Must be Owner Occupied (No Investment Allowed)
NV00291-A	Pinebrook AKA Mt Brook Station Condominiums	Incline Village	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00293-A	Triana North aka Palisades North Condominiums	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	7/8/2021	Maximum Financing Eligible	7/8/2022			HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00295-A	Northgate Village	RENO	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00296-A	Coeur du Lac Condominiums	Incline Village	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00297-A	Echo Bay Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	4/15/2021	Maximum Financing Eligible	4/15/2022			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00298-A	Summer Springs FKA Rock Springs Vista	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00299-A	Meadows Condominiums	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	9/11/2019	Maximum Financing Eligible	3/31/2020			Must be Owner Occupied (No Investment Allowed)
NV00300-A	Greenview	Incline Village	NV	Entire	2-4	V - Condo project review waived - for certain project and transaction types	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00301-A	Westwood	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00305-A	Royal Crest Circle Condominiums Unit No 1 aka Casablanca HOA	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00306-A	Rock Springs Vista 8	Las Vegas	NV		Established	S - Full Review (with or without CPM) - Established condo project	Expired	11/30/2018	Maximum Financing Eligible	12/17/2018			
NV00308-A	Tanamera Condominiums cka The Resort at Tamamera	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	5/19/2021	Maximum Financing Eligible	12/31/2021			HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00309-A	Woodchase Condominiums	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	1/16/2020	Maximum Financing Eligible	10/20/2020			1) Must be Owner Occupied (No Investment Allowed) 2) HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00312-A	Springs	Mesquite	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00314-A	Tosceno River Townhomes	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00315-A	Canyon Willow NV00378-A**	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00316-A	Desert Pine Villas	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					7/22/2019	1) USBHM & FHLMC (5701.3-1) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness, habitability of the project, NV Super Lien and the HOA and/or developer is involved in such litigatio
NV00317-A	La Mirage	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00319-A	Tera I & II Condominiums fka Opus fka Infinity Palms	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	2/22/2021	Maximum Financing Eligible	8/24/2021			1) For Investment Loans Only: This project restricts non-owner occupants to 10% of the total units. 2) HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00321-A	Opulence	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00322-A	Two Turnberry Place Condominium	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	9/13/2019	Maximum Financing Eligible	7/29/2020			Project does not met Freddie Mac requirements and is only eligible for Fannie Mae Products.
NV00323-A	Cliff Shadows Condominiums aka Gowan/Cliff Shadows Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	No Response				3/24/2019		1- USBHM Questionnaire - Please provide the number of units that are more than 60 days delinquent 2- USBHM Questionnaire - HOA to address the following question either via email chain or signed statement: Does the HOA have any knowledge of any adverse
NV00324-A	Lakeside Plaza I & II (AKA Lakeside Plaza)	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00325-A	Laguna Del Rey HOA	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed						

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Project Information

Freddie Mac Information

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USBHM Code	Project Name	City	State	Phase	Project Type	Freddie Mac Lender Warranties	Freddie Mac Project Status	Freddie Mac Approval Date	Freddie Mac Approval Condition	Freddie Mac Expiration Date	Freddie Mac Pending Date	Freddie Mac Declination Date	Freddie Mac Status Comments
NV00289-A	Kendall Creek Townhomes	Sparks	NV	Entire	Established	Established Project - Full Review	Expired	9/2/2020	Maximum Financing Available	11/30/2020			Must be Owner Occupied (No Investment Allowed) Right of First Refusal: Underwriting to review for deed restriction compliance Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condi
NV00290-A	Bristlecone Condominium	Sparks	NV	Entire	Established	Established Project - Full Review	Expired	3/13/2019	Maximum Financing Available	11/20/2019			Must be Owner Occupied (No Investment Allowed)
NV00291-A	Pinebrook AKA Mt Brook Station Condominiums	Incline Village	NV	Entire	Established	Established Project - Full Review	Expired	6/24/2016	Maximum Financing Available	11/25/2016			
NV00293-A	Triana North aka Palisades North Condominiums	Reno	NV	Entire	Established	Established Project - Full Review	Approved	7/8/2021	Maximum Financing Available	7/8/2022			HO-6 Insurance is optional as determined by the borrower and the insurer. USBHM Questionnaire
NV00295-A	Northgate Village	RENO	NV	Entire	Established	Established Project - Full Review	No Response				7/15/2016		
NV00296-A	Coeur du Lac Condominiums	Incline Village	NV	Entire	Established	Established Project - Full Review	Expired	9/16/2016	Maximum Financing Available	3/16/2017			
NV00297-A	Echo Bay Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	4/15/2021	Maximum Financing Available	4/15/2022			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00298-A	Summer Springs FKA Rock Springs Vista	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	6/1/2017	Maximum Financing Available	11/29/2017		7/21/2016	
NV00299-A	Meadows Condominiums	Reno	NV	Entire	Established	Established Project - Full Review	Expired	9/11/2019	Maximum Financing Available	3/31/2020			Must be Owner Occupied (No Investment Allowed)
NV00300-A	Greenview	Incline Village	NV	Entire	2-4	Established Project - Full Review	No Response				8/9/2016		USBHM Submission Sheet Executed and Recorded Declarations aka Master Deed or CCR's Articles of Incorporation
NV00301-A	Westwood	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	8/9/2018	Maximum Financing Available	9/20/2018			
NV00305-A	Royal Crest Circle Condominiums Unit No 1 aka Casablanca HOA	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	12/19/2016	Maximum Financing Available	3/19/2017			
NV00306-A	Rock Springs Vista 8	Las Vegas	NV		Established	Established Project - Full Review	Expired	11/30/2018	Maximum Financing Available	12/17/2018			
NV00308-A	Tanamera Condominiums cka The Resort at Tamamera	Reno	NV	Entire	Established	Established Project - Full Review	Approved	5/19/2021	Maximum Financing Available	12/31/2021			HO-6 Insurance is optional as determined by the borrower and the insurer. 1) Must be Owner Occupied (No Investment Allowed)
NV00309-A	Woodchase Condominiums	Reno	NV	Entire	Established	Established Project - Full Review	Expired	1/16/2020	Maximum Financing Available	10/20/2020			2) HO-6 Insurance is optional as determined by the borrower and the insurer. Must be Owner Occupied (No Investment Allowed)
NV00312-A	Springs	Mesquite	NV	Entire	Established	Established Project - Full Review	Expired	2/3/2017	Maximum Financing Available	8/3/2017			
NV00314-A	Toscano River Townhomes	Reno	NV	Entire	Established	Established Project - Full Review	Declined					3/13/2017	USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation. Association is a party in a super priority lien class action lawsuit.
NV00315-A	Canyon Willow **DO NOT USE ---- PLEASE USE NV00378-A**	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					6/26/2018	1) USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation where the reason for dispute involves such litigation - *Nevada Higher Ground and additional cases
NV00316-A	Desert Pine Villas	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					7/22/2019	1) USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness, habitability of the project, NV Super Lien and the HOA and/or developer is involved in such litigation
NV00317-A	La Mirage	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					3/17/2017	USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in such litigation. We are
NV00319-A	Tera I & II Condominiums fka Opus fka Infinity Palms	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	2/22/2021	Maximum Financing Available	8/24/2021			1) For Investment Loans Only: This project restricts non-owner occupants to 10% of the total units. 2) HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00321-A	Opulence	Las Vegas	NV	Entire	Established	Established Project - Full Review	No Response				6/13/2017		1) USBHM Questionnaire - HOA to address the following question either via email chain or signed statement: A) Have there been any changes made to the legal documents in the most recent three years? B) Please provide the number of units that are more t
NV00322-A	Two Turnberry Place Condominium	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					9/13/2019	Originally Declined : 6/9/2017 USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation (Higher ground)
NV00323-A	Cliff Shadows Condominiums aka Gowan/Cliff Shadows Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined				4/8/2021	3/24/2019	USBHM & Freddie Mac (5701.3-I) & Fannie Mae (B4-2.1-03) do not allow projects that are involved in litigation (Higher Ground) Must be Owner Occupied (No Investment Allowed)
NV00324-A	Lakeside Plaza I & II (AKA Lakeside Plaza)	Reno	NV	Entire	Established	Established Project - Full Review	Expired	7/6/2017	Maximum Financing Available	12/28/2017			Must be Owner Occupied (No Investment Allowed)
NV00325-A	Laguna Del Rey HOA	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	7/6/2017	Maximum Financing Available	1/4/2018			Must be Owner Occupied (No Investment Allowed)

Project Approval Dept - Project List Updated: 7/22/2021



Project Information						Fannie Mae Information							
USBHM Code	Project Name	City	State	Phase	Project Type	Fannie Mae Lender Warranties	Fannie Mae Project Status	Fannie Mae Approval Date	Fannie Mae Approval Condition	Fannie Mae Expiration Date	Fannie Mae Pending Date	Fannie Mae Declination Date	Fannie Mae Status Comments
NV00326-A	Burgundy Hill	Incline Village	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00328-A	900 Golfers Pass	Incline Village	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00329-A	Summercrest Villas Condominiums AKA Tropicana Harrison	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	10/21/2019	Maximum Financing Eligible	10/22/2019			
NV00330-A	Promenade at the Meadows	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Pending				12/31/2020		Updated 1/21/21 1) Evidence of Insurance - (Full Review) Fidelity Insurance aka Crime or Employee Dishonesty coverage equal or greater than the three months assessments plus funds in reserves. Evidence of Insurance - Fidelity Coverage for Management Co Must be Owner Occupied (No Investment Allowed) HO-6 insurance is optional as determined by the borrower and the insurer.
NV00331-A	Regent at Town Centre	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	1/27/2020	Maximum Financing Eligible	2/23/2020			Must be Owner Occupied (No Investment Allowed)
NV00332-A	Cimarron Ridge	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	10/3/2018	Maximum Financing Eligible	8/5/2019			Must be Owner Occupied (No Investment Allowed)
NV00333-A	Eagles Nest	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/25/2019	Maximum Financing Eligible	4/1/2020			Must be Owner Occupied (No Investment Allowed)
NV00334-A	Clearacre Garden No 2 aka Clearacre Garden No II	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00335-A	Rancho Lake	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00337-A	Island Park Condominiums	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00338-A	Stardust Gardens No 1	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00339-A	Mariposa Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	6/11/2021	Maximum Financing Eligible	6/11/2022			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00340-A	Mission Ridge	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	11/20/2020	Maximum Financing Eligible	11/30/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00341-A	Eldorado Villas	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Pending				4/21/2020	5/7/2020	USBHM & Freddie Mac (5701.5-D) & Fannie Mae (B4-2.1-03/B4-2.2-02) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles.*** Bottom I
NV00342-A	Tahoe Beach Club	Stateline	NV	Phase 1 101 units	New	R - Full Review (with or without CPM) - New condo project	Declined					7/23/2020	1) Project allows for item(s) that are listed on the USBHM Ineligible Project Type List or listed in Freddie Mac (5701.3) and Fannie Mae (B4-2.1-03). Subject Property has mandatory memberships for the unit owners. There is also a limited # of Non-Unit own
NV00343-A	Tripoly at Kings Hill	North Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00344-A	Avila Park	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	10/3/2018		7/10/2019			Must be Owner Occupied (No Investment Allowed)
NV00345-A	Northwest Terrace	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00346-A	Williamsburg Apartment Homes Unit No 1	Sparks	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00347-A	Belvedere Towers	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					12/14/2017	2) USBHM & FHLMC (5701.3-L) do not allow a single investor to own more than 10% of the total units and a single investor in this project owns
NV00348-A	Corte Madera Homeowners Association	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	8/14/2018	Maximum Financing Eligible	10/26/2018			Must be Owner Occupied (No Investment Allowed) Project does not met Freddie Mac requirements and is only eligible for Fannie Mae Products.
NV00349-A	Raintree West	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00351-A	Peckham Gardens	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/30/2019	Maximum Financing Eligible	11/4/2019			Must be Owner Occupied (No Investment Allowed)
NV00352-A	Park Terrace Townhomes	Reno	NV	Phases 1-3	New	R - Full Review (with or without CPM) - New condo project	Pending				4/28/2021		Insurance agent to confirm the following: 1- Property coverage is one of the following: a. ___ ALL IN/Single Entity including Betterments and Improvements b. ___ ALL IN excluding Betterments and Improvements c. ___ BARE WALLS Coverage Only/No Interior Un

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Project Information

Freddie Mac Information

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USBHM Code	Project Name	City	State	Phase	Project Type	Freddie Mac Lender Warranties	Freddie Mac Project Status	Freddie Mac Approval Date	Freddie Mac Approval Condition	Freddie Mac Expiration Date	Freddie Mac Pending Date	Freddie Mac Declination Date	Freddie Mac Status Comments
NV00326-A	Burgundy Hill	Incline Village	NV	Entire	Established	Established Project - Full Review	To Be Reviewed						
NV00328-A	900 Golfers Pass	Incline Village	NV	Entire	Established	Established Project - Full Review	No Response				7/24/2017		1) Please provide a more complete 2017 Budget that includes details maintenance and additional expenses. 2) Please provide a more recent balance sheet. 3) Please provide an insurance certificate that includes Fidelity Insurance aka Crime o
NV00329-A	Summercrest Villas Condominiums AKA Tropicana Harrison	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	10/21/2019	Maximum Financing Available	10/22/2019			
NV00330-A	Promenade at the Meadows	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined				12/31/2020	7/25/2017	USBHM & FHLMC (5701.3-I) do not allow projects where the HOA and/or developer is involved in litigation.
NV00331-A	Regent at Town Centre	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	1/27/2020	Maximum Financing Available	2/23/2020			Must be Owner Occupied (No Investment Allowed) HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00332-A	Cimarron Ridge	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	10/3/2018	Maximum Financing Available	4/3/2019			Must be Owner Occupied (No Investment Allowed)
NV00333-A	Eagles Nest	Reno	NV	Entire	Established	Established Project - Full Review	Expired	4/25/2019	Maximum Financing Available	4/1/2020			Must be Owner Occupied (No Investment Allowed)
NV00334-A	Clearacre Garden No 2 aka Clearacre Garden No II	Reno	NV	Entire	Established	Established Project - Full Review	Expired	8/30/2017	Maximum Financing Available	2/28/2018			Must be Owner Occupied (No Investment Allowed)
NV00335-A	Rancho Lake	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					9/7/2017	1) USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in such litigation. (Involved)
NV00337-A	Island Park Condominiums	Henderson	NV	Entire	Established	Established Project - Full Review	Expired	10/5/2017	Maximum Financing Available	12/18/2017			
NV00338-A	Stardust Gardens No 1	Reno	NV	Entire	Established	Established Project - Full Review	Expired	10/26/2017	Maximum Financing Available	4/25/2018			
NV00339-A	Mariposa Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	6/11/2021	Maximum Financing Available	6/11/2022			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00340-A	Mission Ridge	Henderson	NV	Entire	Established	Established Project - Full Review	Expired	11/20/2020	Maximum Financing Available	11/30/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00341-A	Eldorado Villas	Reno	NV	Entire	Established	Established Project - Full Review	Declined					5/7/2020	USBHM & Freddie Mac (5701.5-D) & Fannie Mae (B4-2.1-03/B4-2.2-02) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles.*** Bottom I
NV00342-A	Tahoe Beach Club	Stateline	NV	Phase 1 101 units	New	New Project - Full Review	Declined					7/23/2020	1) Project allows for item(s) that are listed on the USBHM Ineligible Project Type List or listed in Freddie Mac (5701.3) and Fannie Mae (B4-2.1-03). Subject Property has mandatory memberships for the unit owners. There is also a limited # of Non-Unit own Must be Owner Occupied (No Investment Allowed)
NV00343-A	Tripoly at Kings Hill	North Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	4/23/2018	Maximum Financing Available	10/23/2018	7/21/2021		
NV00344-A	Avila Park	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	10/3/2018	Maximum Financing Available	4/3/2019			Must be Owner Occupied (No Investment Allowed)
NV00345-A	Northwest Terrace	Reno	NV	Entire	Established	Established Project - Full Review	To Be Reviewed						
NV00346-A	Williamsburg Apartment Homes Unit No 1	Sparks	NV	Entire	Established	Established Project - Full Review	Expired	12/6/2017	Maximum Financing Available	4/15/2018	9/15/2020		
NV00347-A	Belvedere Towers	Reno	NV	Entire	Established	Established Project - Full Review	Declined					12/14/2017	1) Maximum financing met within project. US Bank will not accept any additional loans within this project. 2) USBHM & FHLMC (5701.3-L) do not allow a single investor to own more than 10% of the total units and a single investor in this project owns
NV00348-A	Corte Madera Homeowners Association	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					8/14/2018	USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation (Higher Ground)
NV00349-A	Raintree West	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					1/16/2018	USBHM & FHLMC (5701.5-D) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles. Per 2018 budget, total income budgeted for the ye Must be Owner Occupied (No Investment Allowed)
NV00351-A	Peckham Gardens	Reno	NV	Entire	Established	Established Project - Full Review	Expired	4/30/2019	Maximum Financing Available	11/4/2019			
NV00352-A	Park Terrace Townhomes	Reno	NV	Phases 1-3	New	New Project - Full Review	To Be Reviewed						

Project Approval Dept - Project List Updated: 7/22/2021



Project Information						Fannie Mae Information							
USBHM Code	Project Name	City	State	Phase	Project Type	Fannie Mae Lender Warranties	Fannie Mae Project Status	Fannie Mae Approval Date	Fannie Mae Approval Condition	Fannie Mae Expiration Date	Fannie Mae Pending Date	Fannie Mae Declination Date	Fannie Mae Status Comments
NV00353-A	Smithridge Greens Unit 1	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	5/27/2021	Maximum Financing Eligible	4/9/2022			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00355-A	Santa Margarita	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/1/2020	Maximum Financing Eligible	6/14/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00356-A	Calvada Green	Pahrump	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00358-A	Vizcaya at the Trails	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	8/27/2020	Maximum Financing Eligible	1/31/2021			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00359-A	Charleston & 2015 aka Affinity	Las Vegas	NV	Phases 1 - 14	New	R - Full Review (with or without CPM) - New condo project	Approved	2/18/2021	Maximum Financing Eligible	8/18/2021			Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00360-A	Summerhills	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					7/26/2019	USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation where the reason for dispute involves HOA and/or developer is involved in such litigation. Per the documentation provided from the Attorney, this project is involved in litiga
NV00362-A	Evergreen Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	8/16/2019	Maximum Financing Eligible	11/30/2019			
NV00364-A	La Posada aka (La Posada at Summerlin)	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	2/21/2020	Maximum Financing Eligible	11/30/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage Per HOA reurments and sufficient to repair the condo unit to its condition prior to a loss claim event
NV00366-A	Galleria Villas at Lake Las Vegas	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00367-A	Canyon Willow Pecos Condominium	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	8/15/2018	Maximum Financing Eligible	3/5/2019			Underwriting to review title for deed restriction compliance: 55+ Community
NV00369-A	Meridian Private Residences	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					11/14/2019	USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation where the reason for disputes involves habitability of the project, Nevada HOA super-priority lien litigation, and the HOA and/or developer is involved in such litigation. (It 1. 2019 Budget
NV00370-A	Quintessa at Mountains Edge	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed				5/8/2019		2. Current Balance Sheet within 3 months
NV00372-A	Smithridge Greens Unit No. 2	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	1/28/2020	Maximum Financing Eligible	6/24/2020			
NV00373-A	Wildcreek	Sparks	NV	Entire	New	R - Full Review (with or without CPM) - New condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00374-A	Wildcreek Garden Condominiums	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	6/8/2020	Maximum Financing Eligible	11/30/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00375-A	Sky Las Vegas Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	1/7/2021	Maximum Financing Eligible				Borrower must obtain an individual HO-6 policy for Fixtures, appliances and Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00376-A	Spring Oaks II	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00378-A	PARADISE VILLAGE 1013 aka Canyon Willow HOA	LAS VEGAS	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	12/6/2019	Maximum Financing Eligible	1/30/2020			Must be Owner Occupied (No Investment Allowed)
NV00379-A	City Lights aka Mountainside Community	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					11/20/2020	1. USBHM & FHLMC (5701.3-I) do not allow projects that are involved in litigation where the reason for dispute involves Higher Ground Litigation/Super Lien and certain parties. Has there been a resolution to this case? Please provide documentation.
NV00380-A	Newport Cove VII	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00381-A	Third Creek Condominiums	Incline Village	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	1/25/2021	Maximum Financing Eligible	6/30/2021			1) Must be Owner Occupied (No Investment Allowed) 2) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by
NV00383-A	Newport Cove	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.

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Project Information

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USBHM Code	Project Name	City	State	Phase	Project Type	Freddie Mac Lender Warranties	Freddie Mac Project Status	Freddie Mac Approval Date	Freddie Mac Approval Condition	Freddie Mac Expiration Date	Freddie Mac Pending Date	Freddie Mac Declination Date	Freddie Mac Status Comments
NV00353-A	Smithridge Greens Unit 1	Reno	NV	Entire	Established	Established Project - Full Review	Approved	5/27/2021	Maximum Financing Available	4/9/2022			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00355-A	Santa Margarita	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	4/1/2020	Maximum Financing Available	6/14/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00356-A	Calvada Green	Pahrump	NV	Entire	Established	Established Project - Full Review	No Response				2/2/2018		2018 Budget Current Balance Sheet - Dated within the last 90 days
NV00358-A	Vizcaya at the Trails	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	8/27/2020	Maximum Financing Available	1/31/2021			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00359-A	Charleston & 2015 aka Affinity	Las Vegas	NV	Phases 1 - 14	New	New Project - Full Review	Approved	2/18/2021	Maximum Financing Available	8/18/2021			Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00360-A	Summerhills	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					7/26/2019	USBHM & FHLMC (5701.3-1) do not allow projects that are involved in litigation where the reason for dispute involves HOA and/or developer is involved in such litigation. Per the documentation provided from the Attorney, this project is involved in litiga
NV00362-A	Evergreen Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	8/16/2019	Maximum Financing Available	11/30/2019			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage as per HOA requirements and sufficient to repair the condo unit to its condition prior to a loss claim
NV00364-A	La Posada aka (La Posada at Summerlin)	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	2/21/2020	Maximum Financing Available	11/30/2020			1. USBHM & FHLMC (5701.3-1) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in such litigation. HOA is i
NV00366-A	Galleria Villas at Lake Las Vegas	Henderson	NV	Entire	Established	Established Project - Full Review	Declined				10/11/2019	5/30/2018	Underwriting to review title for deed restriction compliance (55+ Community)
NV00367-A	Canyon Willow Pecos Condominium	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	8/15/2018	Maximum Financing Available	2/15/2019	6/18/2021		USBHM & FHLMC (5701.3-1) do not allow projects that are involved in litigation where the reason for disputes involves habitability of the project, Nevada HOA super-priority lien litigation, and the HOA and/or developer is involved in such litigation. (It
NV00369-A	Meridian Private Residences	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					11/14/2019	Must be Owner Occupied (No Investment Allowed)
NV00370-A	Quintessa at Mountains Edge	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	5/30/2018	Maximum Financing Available	11/30/2018	5/8/2019		
NV00372-A	Smithridge Greens Unit No. 2	Reno	NV	Entire	Established	Established Project - Full Review	Expired	1/28/2020	Maximum Financing Available	6/24/2020			
NV00373-A	Wildcreek	Sparks	NV	Entire	New	New Project - Full Review	Declined					5/30/2018	Project is not considered a Condominium. Title indicates it is a Single Family Residence in a Planned Unit Development. Therefore Project Approval from PAD is not required. Homeowners carry their own insurance.
NV00374-A	Wildcreek Garden Condominiums	Reno	NV	Entire	Established	Established Project - Full Review	Expired	6/8/2020	Maximum Financing Available	11/30/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00375-A	Sky Las Vegas Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	1/7/2021	Maximum Financing Available	1/31/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments and Fixtres and appliances that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00376-A	Spring Oaks II	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	6/13/2018	Maximum Financing Available	12/13/2018			Must be Owner Occupied (No Investment Allowed)
NV00378-A	PARADISE VILLAGE 1013 aka Canyon Willow HOA	LAS VEGAS	NV	Entire	Established	Established Project - Full Review	Declined					10/15/2019	USBHM & FHLMC (5701.3-1) do not allow projects that are involved in litigation where the reason for dispute involves higher ground litigation. Per the documents provided, the project is involved in higher ground litigation.
NV00379-A	City Lights aka Mountainside Community	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					11/20/2020	1. USBHM & FHLMC (5701.3-1) do not allow projects that are involved in litigation where the reason for dispute involves Higher Ground Litigation/Super Lien. Ineligible per Freddie Mac. Has there been a resolution to this case? Please provide documentat
NV00380-A	Newport Cove VII	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					6/25/2018	USBHM & FHLMC (5701.5-D) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles. Per the budget provided, the budgeted income for 20
NV00381-A	Third Creek Condominiums	Incline Village	NV	Entire	Established	Established Project - Full Review	Expired	1/25/2021	Maximum Financing Available	6/30/2021			1) Must be Owner Occupied (No Investment Allowed) 2) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by
NV00383-A	Newport Cove	Henderson	NV	Entire	Established	Established Project - Full Review	No Response				6/27/2018		Unclear as to the type of submission review. A submission sheet was not included in the initial submission Full Submission requires: Full Review Submission Sheet USBHM Established Questionnaire - RECEIVED 2018 Budget - RECEIVED Current Balan

Project Approval Dept - Project List Updated: 7/22/2021



Project Information						Fannie Mae Information							
USBHM Code	Project Name	City	State	Phase	Project Type	Fannie Mae Lender Warranties	Fannie Mae Project Status	Fannie Mae Approval Date	Fannie Mae Approval Condition	Fannie Mae Expiration Date	Fannie Mae Pending Date	Fannie Mae Declination Date	Fannie Mae Status Comments
NV00384-A	Willowtree (Willow Tree)	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00385-A	Angel Court	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	8/24/2018	Maximum Financing Eligible	2/24/2019			
NV00386-A	Pecos Creek	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00387-A	Rock Springs Vista 7	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed						
NV00388-A	PARADISE COLONY	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00389-A	Mt Charleston Golf Estates	Pahrump	NV	entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00390-A	Marquesa aka Pirates Cove Condominiums Unit I	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	1/9/2019	Maximum Financing Eligible	6/20/2019			Must be Owner Occupied (No Investment Allowed)
NV00391-A	Harmon Garden	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	7/2/2021	Maximum Financing Eligible	5/30/2022			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer. USBHM & FHLMC (5701.3-1) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in such litigation. Per the docu
NV00394-A	Sanctuary	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					7/19/2018	
NV00396-A	Vegas Star	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00397-A	Toll Brothers Inspirada at Castellos Symphony *** Do Not Use - Go To NV00505-A	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00398-A		Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed						
NV00399-A	Watermarke	Las Vegas	NV	Entire	Established	R - Full Review (with or without CPM) - New condo project	Approved	7/19/2021	Maximum Financing Eligible	6/25/2022			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer. Updated 2-03-20 1) Evidence of Insurance - Fidelity Insurance aka Crime or Employee Dishonesty coverage equal or greater than the three months assessments plus funds in reserves.
NV00401-A	Plumas South	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Pending				2/3/2020		
NV00402-A	ESPLANADE AT THE RANCH	GARDNERVILLE	NV	Ph 1, 2, 3	New	R - Full Review (with or without CPM) - New condo project	Contact PAD						This project has not been reviewed for Fannie Mae. Contact PAD for more information.
NV00403-A	Cabrillo Terrace	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	8/15/2018	Maximum Financing Eligible	5/4/2019			Underwriting to review title for deed restriction compliance. Affordable Housing units Must be Owner Occupied (No Investment Allowed)
NV00405-A	Country Hills	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	8/20/2018	Maximum Financing Eligible	7/9/2019			1) HOA provide the number of units that are more than 60 days delinquent (Information provided on questionnaire is outdated.) 2) Litigation Information - HOA or board member to provide a statement (email trail or signed letter) as to whether or not the Must be Owner Occupied (No Investment Allowed)
NV00406-A	Sutton Place	Las Vegas	NV	Entire	Established	R - Full Review (with or without CPM) - New condo project	No Response				8/9/2018		
NV00407-A	Tuscan Villas Condominiums FKA Copper Canyon	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	1/7/2019	Maximum Financing Eligible	10/1/2019			
NV00408-A	Solevita	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					8/22/2018	USBHM & Freddie Mac (5701.3-1) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 20% of the total units and a single investor in this project owns 230 out of the 360 which is 63.89%. Must be Owner Occupied (No Investment Allowed)
NV00409-A	Canyon Willow West	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	8/31/2018	Maximum Financing Eligible	12/1/2018			
NV00412-A	Colony North FKA Solar Estates	North Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					9/5/2018	1- USBHM & Freddie Mac (5701.3-1) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 10% of the total units and a single investor in this project owns more than 10% of the total units. (one investor owns 60 units out of 167= 35%) Must be Owner Occupied (No Investment Allowed)
NV00414-A	Lot 4 Condominiums Tahoe Village Unit No 2	Stateline	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	9/11/2018	Maximum Financing Eligible	8/27/2019			
NV00416-A	Emerald Crest Townhomes	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed	10/9/2018	Maximum Financing Eligible	9/20/2019			
NV00419-A	Peppertree	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	10/22/2018	Maximum Financing Eligible	12/12/2018			Must be Owner Occupied (No Investment Allowed).
NV00421-A	Atrium Gardens	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	11/6/2018	Maximum Financing Eligible	1/1/2019			

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Project Information

Freddie Mac Information

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USBHM Code	Project Name	City	State	Phase	Project Type	Freddie Mac Lender Warranties	Freddie Mac Project Status	Freddie Mac Approval Date	Freddie Mac Approval Condition	Freddie Mac Expiration Date	Freddie Mac Pending Date	Freddie Mac Declination Date	Freddie Mac Status Comments
NV00384-A	Willowtree (Willow Tree)	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	7/9/2018	Maximum Financing Available	12/31/2018			Must be Owner Occupied (No Investment Allowed)
NV00385-A	Angel Court	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	8/24/2018	Maximum Financing Available	2/24/2019			
NV00386-A	Pecos Creek	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	7/30/2018	Maximum Financing Available	1/30/2019			Must be Owner Occupied (No Investment Allowed)
NV00387-A	Rock Springs Vista 7	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	7/11/2018	Maximum Financing Available	1/11/2019			
NV00388-A	PARADISE COLONY	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					7/10/2018	USBHM requires that a project be well managed and in good financial and physical condition. This has excessive pending, levied special assessments or insufficient reserves as evidenced by the balance sheet. (HOA has \$257,280 in income for 2018 with only
NV00389-A	Mt Charleston Golf Estates	Pahrump	NV	entire	Established	Established Project - Full Review	Expired	7/11/2018	Eligible for Streamlined Review Only	1/11/2019		7/11/2018	Eligible for Streamline Reviews only.
NV00390-A	Marquesa aka Pirates Cove Condominiums Unit I	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	1/9/2019	Maximum Financing Available	6/20/2019			Must be Owner Occupied (No Investment Allowed)
NV00391-A	Harmon Garden	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	7/2/2021	Maximum Financing Available	5/30/2022	6/28/2021		Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00394-A	Sanctuary	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					7/19/2018	USBHM & FHLMC (5701.3-1) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in such litigation. Per the docu
NV00396-A	Vegas Star	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	8/3/2018	Maximum Financing Available	2/2/2019			
NV00397-A	Toll Brothers Inspirada at Castelllos	Henderson	NV	Entire	Established	Established Project - Full Review	Expired	7/30/2018	Maximum Financing Available	9/3/2018			
NV00398-A	Symphony *** Do Not Use - Go To NV00505-A	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	7/26/2018	Maximum Financing Available	9/14/2018			Must be Owner Occupied (No Investment Allowed)
NV00399-A	Watermarke	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	7/19/2021	Maximum Financing Available	6/25/2022			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00401-A	Plumas South	Reno	NV	Entire	Established	Established Project - Full Review	Expired	7/31/2018	Maximum Financing Available	1/28/2019	2/3/2020		
NV00402-A	ESPLANADE AT THE RANCH	GARDNERVILLE	NV	Ph 1, 2, 3	New	New Project - Full Review	Declined					8/8/2018	1. USBHM & FHLMC (5701.3-L) do not allow a single investor to own more than 10% of the total units and a single investor in this project owns more than 10% of the total units at this time.
NV00403-A	Cabrillo Terrace	Henderson	NV	Entire	Established	Established Project - Full Review	Expired	8/15/2018	Maximum Financing Available	2/15/2019			Underwriting to review title for deed restriction compliance. Affordable housing units.
NV00405-A	Country Hills	Henderson	NV	Entire	Established	Established Project - Full Review	Expired	8/20/2018	Maximum Financing Available	12/20/2018			Must be Owner Occupied (No Investment Allowed)
NV00406-A	Sutton Place	Las Vegas	NV	Entire	Established	Established Project - Full Review	No Response					8/9/2018	1) HOA provide the number of units that are more than 60 days delinquent (Information provided on questionnaire is outdated.) 2) Litigation Information - HOA or board member to provide a statement (email trail or signed letter) as to whether or not the
NV00407-A	Tuscan Villas Condominiums FKA Copper Canyon	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	1/7/2019	Maximum Financing Available	10/1/2019			Must be Owner Occupied (No Investment Allowed)
NV00408-A	Solevita	Henderson	NV	Entire	Established	Established Project - Full Review	Declined				8/16/2018	8/22/2018	USBHM & Freddie Mac (5701.3-L) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 20% of the total units and a single investor in this project owns 230 out of the 360 which is 63.89%.
NV00409-A	Canyon Willow West	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	8/31/2018	Maximum Financing Available	12/1/2018			Must be Owner Occupied (No Investment Allowed)
NV00412-A	Colony North FKA Solar Estates	North Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					9/5/2018	1- USBHM & Freddie Mac (5701.3-L) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 10% of the total units and a single investor in this project owns more than 10% of the total units. (one investor owns 60 units out of 167= 35%)
NV00414-A	Lot 4 Condominiums Tahoe Village Unit No 2	Stateline	NV	Entire	Established	Established Project - Full Review	Expired	9/11/2018	Maximum Financing Available	3/11/2019			Must be Owner Occupied (No Investment Allowed)
NV00416-A	Emerald Crest Townhomes	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					9/26/2018	USBHM & Freddie Mac (5701.5-D) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles. (Per the 2018 Budget - Total Budgeted Income =
NV00419-A	Peppertree	Henderson	NV	Entire	Established	Established Project - Full Review	Declined					10/22/2018	USBHM & Freddie Mac (5701.3-1) & Fannie Mae (B4-2.1-03) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in
NV00421-A	Atrium Gardens	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	11/6/2018	Maximum Financing Available	1/1/2019			

Project Approval Dept - Project List Updated: 7/22/2021



Project Information						Fannie Mae Information							
USBHM Code	Project Name	City	State	Phase	Project Type	Fannie Mae Lender Warranties	Fannie Mae Project Status	Fannie Mae Approval Date	Fannie Mae Approval Condition	Fannie Mae Expiration Date	Fannie Mae Pending Date	Fannie Mae Declination Date	Fannie Mae Status Comments
NV00422-A	Sandstone Condominiums	Mesquite	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					3/4/2020	USBHM & Freddie Mac (5701.5-D) & Fannie Mae (B4-2.1-03/B4-2.2-02) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles. (budget sho
NV00423-A	Spring Oaks III	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	11/20/2018	Maximum Financing Eligible	11/1/2019			Must be Owner Occupied (No Investment Allowed)
NV00425-A	Antigua	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined				12/5/2020	11/23/2018	1) USBHM & Freddie Mac (5701.3-1) & Fannie Mae (B4-2.1-03) do not allow projects that are involved in litigation where project and the HOA and/or developer is involved in such litigation. Per documentation the Project is a defendant in higher ground lit
NV00426-A	Waterford Park Condominium	Sparks	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	12/4/2018	Maximum Financing Eligible	3/30/2019			
NV00427-A	Rancho Viejo	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	5/17/2019	Maximum Financing Eligible	10/14/2019			Must be Owner Occupied (No Investment Allowed) Project does not met Freddie Mac requirements and is only eligible for Fannie Mae Products.
NV00428-A	Southern Vista Condominium	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	12/7/2018	Maximum Financing Eligible	3/30/2019			
NV00429-A	Keys Condominium Association	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	1/24/2020	Maximum Financing Eligible	8/20/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00430-A	Skypointe Condominium	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	No Response						
NV00431-A	Smoke Ranch Villa	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	1/28/2019	Maximum Financing Eligible	3/14/2019			Must be Owner Occupied (No Investment Allowed)
NV00432-A	Durango Trails	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed				2/15/2019		For further review for Fannie Mae only, please provide the following: 1) Please have the Attorney for the HOA provide documentation of the filed complaints of the litigation or the most recent amended complaints. (need the filed complaint for each Must be Owner Occupied (No Investment Allowed)
NV00433-A	Sahara Mountain Vista	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	3/7/2019	Maximum Financing Eligible	9/7/2019			
NV00434-A	Islands at Spanish Trail	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	To Be Reviewed				2/20/2019	2/20/2019	2) Please provide the maximum number of units owned by a single investor/owner. -- Answer provided on the questionnaire was unclear. Note that this information is required for the review. 3) Do unit owners pay any mandatory dues or fees for use of the Must be Owner Occupied (No Investment Allowed)
NV00436-A	Palisades Point	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	2/27/2019	Maximum Financing Eligible	9/21/2019			
NV00437-A	Alpine Vista Townhomes aka Alpine Vista II HOA aka Summersnow Condominiums	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	2/27/2019	Maximum Financing Eligible	2/27/2020			Must be Owner Occupied (No Investment Allowed)
NV00438-A	Admirals Point	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	3/11/2019	Maximum Financing Eligible	3/11/2020			Must be Owner Occupied (No Investment Allowed)
NV00440-A	Arlington Towers	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	3/11/2021	Maximum Financing Eligible	6/29/2021			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00441-A	The Terraces Community Assoc (aka Terraces I & II in the Hills at Summerline)	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/1/2019	Maximum Financing Eligible	5/31/2019			
NV00442-A	Westpark NBR Westpark Villas- Courtyards	Las Vegas	NV	Entire	Established	E - Established PUD Project	Pending				4/2/2019		***Westpark Is the Master Association. We require the information on the Legal Sub. Please send all documents for correct Legal Project Westpark Villas- Courtyards *** 1) USBHM Questionnaire - all Sections/Questions/Grid to reflect Westpark Villas- Cou
NV00443-A	Royal Pines Association	Incline Village	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/15/2019	Maximum Financing Eligible	5/30/2019			
NV00448-A	Laredo Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					5/8/2019	1) USBHM & Freddie Mac (5701.3-1) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 25/20% of the total units and a single investor in this project owns more than 25/20% of the total units. - A single investor owns 10 units. 10/39
NV00449-A	Emerald Garden Owners Association	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	5/22/2019	Maximum Financing Eligible	11/2/2019			
NV00453-A	LEGENDS MAINTENANCE CORP aka Legends Condo & Lone Mountain Condo	LAS VEGAS	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	8/27/2019	Maximum Financing Eligible	5/14/2020			
NV00457-A	El Mar Plaza	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	10/15/2019	Maximum Financing Eligible	12/10/2019	7/19/2021		
NV00458-A	Springpointe	La Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	10/25/2019	Maximum Financing Eligible	1/31/2020			
NV00459-A	Grand Canyon Village	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	3/13/2020	Maximum Financing Eligible	11/30/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in

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Project Information

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USBHM Code	Project Name	City	State	Phase	Project Type	Freddie Mac Lender Warranties	Freddie Mac Project Status	Freddie Mac Approval Date	Freddie Mac Approval Condition	Freddie Mac Expiration Date	Freddie Mac Pending Date	Freddie Mac Declination Date	Freddie Mac Status Comments
NV00422-A	Sandstone Condominiums	Mesquite	NV	Entire	Established	Established Project - Full Review	Declined						1) USBHM & Freddie Mac (5701.3-I) & Fannie Mae (B4-2.1-03) do not allow projects that are involved in litigation where the Project is in higher ground litigation
NV00423-A	Spring Oaks III	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	11/20/2018	Maximum Financing Available	11/1/2019			2) USBHM & Freddie Mac (5701.5-D) & Fannie Mae (B4-2.1-03/B4-2.2-02) requires that the bu Must be Owner Occupied (No Investment Allowed)
NV00425-A	Antigua	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					11/23/2018	USBHM & Freddie Mac (5701.3-I) & Fannie Mae (B4-2.1-03) do not allow projects that are involved in litigation where project and the HOA and/or developer is involved in such litigation. Per documentation the Project is a defendant in higher ground litiga
NV00426-A	Waterford Park Condominium	Sparks	NV	Entire	Established	Established Project - Full Review	Expired	12/4/2018	Maximum Financing Available	3/30/2019			
NV00427-A	Rancho Viejo	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					5/17/2019	USBHM & Freddie Mac (5701.3-I) do not allow projects that are involved in litigation - Project is subject to Wrongful Foreclosure / Quiet Title Litigation.
NV00428-A	Southern Vista Condominium	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	12/7/2018	Maximum Financing Available	3/30/2019			
NV00429-A	Keys Condominium Association	Las Vegas	NV	Entire	Established	Established Project - Full Review	To Be Reviewed						
NV00430-A	Skypointe Condominium	Las Vegas	NV	Entire	Established	Established Project - Full Review	No Response				1/9/2019		Revised 01.14.19 3) Evidence of Insurance - Fidelity Coverage for Management Company - The Management Company maintain a separate fidelity insurance policy unless they are specifically named as an insured on the HOA policy or the HOA policy includes a C
NV00431-A	Smoke Ranch Villa	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					1/28/2019	USBHM & Freddie Mac (5701.3-I) & Fannie Mae (B4-2.1-03) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in
NV00432-A	Durango Trails	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					2/19/2019	USBHM & Freddie Mac (5701.3-I) does not allow projects that are involved in litigation where the reason involves Higher Ground Litigation and the HOA and/or developer is involved in such litigation. Per documentation provided the Project is involved in
NV00433-A	Sahara Mountain Vista	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	3/7/2019	Maximum Financing Available	9/7/2019			Must be Owner Occupied (No Investment Allowed)
NV00434-A	Islands at Spanish Trail	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					2/20/2019	USBHM & Freddie Mac (5701.3-I) & Fannie Mae (B4-2.1-03) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA and/or developer is involved in
NV00436-A	Palisades Point	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	2/27/2019	Maximum Financing Available	9/21/2019			Must be Owner Occupied (No Investment Allowed)
NV00437-A	Alpine Vista Townhomes aka Alpine Vista II HOA aka Summersnow Condominiums	Reno	NV	Entire	Established	Established Project - Full Review	Expired	2/27/2019	Maximum Financing Available	2/27/2020	7/20/2021		Must be Owner Occupied (No Investment Allowed)
NV00438-A	Admirals Point	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	3/11/2019	Maximum Financing Available	3/11/2020			Must be Owner Occupied (No Investment Allowed)
NV00440-A	Arlington Towers	Reno	NV	Entire	Established	Established Project - Full Review	Expired	3/11/2021	Maximum Financing Available	6/29/2021			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00441-A	The Terraces Community Assoc (aka Terraces I & II in the Hills at Summerline)	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	4/1/2019	Maximum Financing Available	5/31/2019			
NV00442-A	Westpark NBR Westpark Villas- Courtyards	Las Vegas	NV	Entire	Established	Established Project - Full Review	No Response				4/2/2019		***Westpark Is the Master Association. We require the information on the Legal Sub. Please send all documents for correct Legal Project Westpark Villas- Courtyards *** 1) USBHM Questionnaire - all Sections/Questions/Grid to reflect Westpark Villas- Cou
NV00443-A	Royal Pines Association	Incline Village	NV	Entire	Established	Established Project - Full Review	Expired	4/15/2019	Maximum Financing Available	5/30/2019			
NV00448-A	Laredo Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined				5/8/2019	5/8/2019	1) USBHM & Freddie Mac (5701.3-L) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 25/20% of the total units and a single investor in this project owns more than 25/20% of the total units. - A single investor owns 10 units. 10/39
NV00449-A	Emerald Garden Owners Association	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	5/22/2019	Maximum Financing Available	11/2/2019			
NV00453-A	LEGENDS MAINTENANCE CORP aka Legends Condo & Lone Mountain Condo	LAS VEGAS	NV	Entire	Established	Established Project - Full Review	Declined					8/27/2019	HOA is involved in Higher Ground Litigation
NV00457-A	El Mar Plaza	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	10/15/2019	Maximum Financing Available	12/10/2019	7/19/2021		
NV00458-A	Springpointe	La Vegas	NV	Entire	Established	Established Project - Full Review	Declined					10/25/2019	USBHM & Freddie Mac (5701.3-I) do not allow projects that are involved in higher ground litigation.
NV00459-A	Grand Canyon Village	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					3/13/2020	USBHM & Freddie Mac (5701.3-I) do not allow projects that are involved in litigation where the reason for dispute involves Higher Ground Litigation and the HOA is involved in such litigation. Per documentation provided from the HOA, the HOA is currently

Project Approval Dept - Project List Updated: 7/22/2021



Project Information						Fannie Mae Information							
USBHM Code	Project Name	City	State	Phase	Project Type	Fannie Mae Lender Warranties	Fannie Mae Project Status	Fannie Mae Approval Date	Fannie Mae Approval Condition	Fannie Mae Expiration Date	Fannie Mae Pending Date	Fannie Mae Declination Date	Fannie Mae Status Comments
NV00461-A	Meadows Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/20/2020	Maximum Financing Eligible	5/15/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00462-A	Hudson at Green Valley	Henderson	NV	Phases 1 - 5	New	R - Full Review (with or without CPM) - New condo project	Expired	4/23/2020	Maximum Financing Eligible	10/23/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer. **Approval for Phases 1 - 5**
NV00464-A	Salem Plaza Condominium	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	6/8/2021	Maximum Financing Eligible	9/6/2021		6/8/2021	Must be Owner Occupied (No Investment Allowed) Project contains RIGHT OF FIRST REFUSAL: Underwriting to review for deed restriction compliance on all purchase loans Underwriting to note Special Feature Code 296, as the Project received a Project Eligibi
NV00465-A	Affinity Condominium	Las Vegas	NV	Phase 1 - 23	New	R - Full Review (with or without CPM) - New condo project	Expired	12/2/2020	Maximum Financing Eligible	12/24/2020			Approval for Phase 1 - 23 UW to clear - Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00468-A	Sierra Madre	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	No Response				2/5/2020		1) Provide all pages of the completed Appraisal. If using RedSky Appraisal Services, you must notify PAD when the updated appraisal is available, as PAD does not track appraisal status. 2) HOA to provide the following information regarding the curre
NV00471-A	Allure Condominiums	LAS VEGAS	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					3/27/2020	1. USBHM & Freddie Mac (5701.5-D) & Fannie Mae (B4-2.1-03/B4-2.2-02) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles.
NV00473-A	Monterey Park	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	3/31/2020	Maximum Financing Eligible	9/20/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00474-A	Canyon Willow	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/7/2020	Maximum Financing Eligible	11/30/2020			Must be Owner Occupied (No Investment Allowed) UW ro clear - Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determ
NV00475-A	Dolce by the Lakes	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Pending				5/26/2021		Per Questionnaire received and confirmed by management company email response, a single investor owns 186 or 360 total units = 51.7%, INELIGIBLE PER FNMA & FHMLC GUIDELINES
NV00476-A	Crystal View Condominium	Crystal Bay	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	4/24/2020	Maximum Financing Eligible	11/30/2020			HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00478-A	The Falls Hillside Villas	Mesquite	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	5/11/2020	Maximum Financing Eligible	11/30/2020			HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00479-A	Quail Ridge Condominium	Laughlin	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	5/18/2020	Maximum Financing Eligible	11/30/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00480-A	Canyon Creek Villas Condominiums	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					6/23/2020	USBHM & Freddie Mac (5701.3-1) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 25/20% of the total units and a single investor in this project owns more than 25/20% of the total units. Per the questionnaire provided, the comments Must be Owner Occupied (No Investment Allowed)
NV00483-A	Estates At Lake Las Vegas	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	7/16/2020	Maximum Financing Eligible	11/30/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the
NV00484-A	Starfire II Townhomes	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	8/4/2020	Maximum Financing Eligible	11/30/2020			Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00485-A	Tripoly at Town Center	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	8/24/2020	Maximum Financing Eligible	11/30/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00486-A	Lake Village	Zephyr Cove	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	No Response				8/12/2020		Provide documentation that project is a condo or a PUD. HOA is stating it is a PUD.
NV00487-A	LAKESHORE TERRACE	Incline Village	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	8/5/2020	Maximum Financing Eligible	11/30/2020			Project does not met Freddie Mac requirements and is only eligible for Fannie Mae Products. UW to clear - Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its co
NV00489-A	Gables Condominiums	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	No Response						Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00490-A	Scottsdale Place	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	9/23/2020	Maximum Financing Eligible	11/30/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.

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Project Information

Freddie Mac Information

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USBHM Code	Project Name	City	State	Phase	Project Type	Freddie Mac Lender Warranties	Freddie Mac Project Status	Freddie Mac Approval Date	Freddie Mac Approval Condition	Freddie Mac Expiration Date	Freddie Mac Pending Date	Freddie Mac Declination Date	Freddie Mac Status Comments
NV00461-A	Meadows Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	4/20/2020	Maximum Financing Available	5/15/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00462-A	Hudson at Green Valley	Henderson	NV	Phases 1 - 5	New	New Project - Full Review	Expired	4/23/2020	Maximum Financing Available	10/23/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer. **Approval for Phases 1 - 5**
NV00464-A	Salem Plaza Condominium	Reno	NV	Entire	Established	Established Project - Full Review	Expired	11/27/2019	Maximum Financing Available	3/30/2020			
NV00465-A	Affinity Condominium	Las Vegas	NV	Phase 1 - 23	New	New Project - Full Review	Expired	12/2/2020	Maximum Financing Available	12/24/2020			Approval for Phase 1 - 23 UW to clear - Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00468-A	Sierra Madre	Las Vegas	NV	Entire	Established	Established Project - Full Review	No Response				2/5/2020		1) Provide all pages of the completed Appraisal. If using RedSky Appraisal Services, you must notify PAD when the updated appraisal is available, as PAD does not track appraisal status. 2) HOA to provide the following information regarding the current
NV00471-A	Allure Condominiums	LAS VEGAS	NV	Entire	Established	Established Project - Full Review	Declined					3/27/2020	1. USBHM & Freddie Mac (5701.5-D) & Fannie Mae (B4-2.1-03/B4-2.2-02) requires that the budget provide for at least 10% funding for replacement reserves for capital expenditures, deferred maintenance and adequate funding for insurance deductibles.
NV00473-A	Monterey Park	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	3/31/2020	Maximum Financing Available	9/20/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00474-A	Canyon Willow	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	4/7/2020	Maximum Financing Available	11/30/2020			Must be Owner Occupied (No Investment Allowed) UW ro clear - Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determ
NV00475-A	Dolce by the Lakes	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					5/26/2021	Per Questionnaire received and confirmed by management company email response, a single investor owns 186 or 360 total units = 51.7%, INELIGIBLE PER FNMA & FHMLC GUIDELINES
NV00476-A	Crystal View Condominium	Crystal Bay	NV	Entire	Established	Established Project - Full Review	Expired	4/24/2020	Maximum Financing Available	11/30/2020			HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00478-A	The Falls Hillside Villas	Mesquite	NV	Entire	Established	Established Project - Full Review	Expired	5/11/2020	Maximum Financing Available	11/30/2020			HO-6 Insurance is optional as determined by the borrower and the insurer.
NV00479-A	Quail Ridge Condominium	Laughlin	NV	Entire	Established	Established Project - Full Review	Expired	5/18/2020	Maximum Financing Available	11/30/2020			Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00480-A	Canyon Creek Villas Condominiums	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					6/23/2020	USBHM & Freddie Mac (5701.3-L) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 25/20% of the total units and a single investor in this project owns more than 25/20% of the total units. Per the questionnaire provided, the comments
NV00483-A	Estates At Lake Las Vegas	Henderson	NV	Entire	Established	Established Project - Full Review	Declined					7/16/2020	Project involved in higher litigation lawsuit. Currently waiting on reconsideration by judge
NV00484-A	Starfire II Townhomes	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	8/4/2020	Maximum Financing Available	11/30/2020			Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00485-A	Tripoly at Town Center	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	8/24/2020	Maximum Financing Available	11/30/2020	8/11/2020		Must be Owner Occupied (No Investment Allowed) Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00486-A	Lake Village	Zephyr Cove	NV	Entire	Established	Established Project - Full Review	No Response				8/12/2020		Provide documentation that project is a condo or a PUD. HOA is stating it is a PUD. USBHM & Freddie Mac (5701.3-L) & Fannie Mae (B4-2.1-03) do not allow projects that are involved in litigation where the reason for dispute involves the safety, structural soundness or habitability of the project and the HOA.
NV00487-A	LAKESHORE TERRACE	Incline Village	NV	Entire	Established	Established Project - Full Review	Declined					7/31/2020	1) Litigation involves 2 uni 1) Questionnaire- HOA Management to address the following: Are you able to breakdown the 105 ofsite units? If so, please provide the # of 2nd homes- # of Investment Properties-
NV00489-A	Gables Condominiums	Henderson	NV	Entire	Established	Established Project - Full Review	No Response				9/8/2020		2) Evidence of Insurance - Fidelity Coverage for Management Company - Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00490-A	Scottsdale Place	Las Vegas	NV	Entire	Established	Established Project - Full Review	Expired	9/23/2020	Maximum Financing Available	11/30/2020			

Project Approval Dept - Project List Updated: 7/22/2021



Project Information						Fannie Mae Information							
USBHM Code	Project Name	City	State	Phase	Project Type	Fannie Mae Lender Warranties	Fannie Mae Project Status	Fannie Mae Approval Date	Fannie Mae Approval Condition	Fannie Mae Expiration Date	Fannie Mae Pending Date	Fannie Mae Declination Date	Fannie Mae Status Comments
NV00491-A	Waverly Condominiums	Henderson	NV	Phases 5 & 6	New	R - Full Review (with or without CPM) - New condo project	Expired	9/17/2020	Maximum Financing Eligible	11/30/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00494-B	Summit View fka Lot 553 of Summit Village	Steline	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	6/9/2021	Maximum Financing Eligible	10/22/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00499-A	Serenade	Henderson	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Expired	12/7/2020	Maximum Financing Eligible	9/30/2021			UW to clear - Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00502-A	Pinehurst	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Declined					1/11/2021	1) USBHM & Freddie Mac (5701.3-L) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 25/20% of the total units and a single investor in this project owns more than 25/20% of the total units. - The developer retains and rents 195 unit Must be Owner Occupied (No Investment Allowed)
NV00504-A	Rock Springs Mesquite No 2	Mesquite	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	1/29/2021	Maximum Financing Eligible	1/9/2022			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00505-A	Symphony	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	2/18/2021	Maximum Financing Eligible	9/13/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00508-A	Tropical Villas East	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	3/2/2021	Maximum Financing Eligible	2/26/2022			Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00511-A	Angel Point Condominiums aka Angel Point Condominiums II	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	4/7/2021	Maximum Financing Eligible	11/30/2021			1) Must be Owner Occupied (No Investment Allowed) 2) Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event.
NV00514-A	Las Palmas	Laughlin	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	5/21/2021	Maximum Financing Eligible	12/18/2021			Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00518-A	Summerhills	Las Vegas	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	6/29/2021	Maximum Financing Eligible	12/31/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00520-A	Sun Gardens Condominiums	Reno	NV	Entire	Established	S - Full Review (with or without CPM) - Established condo project	Approved	7/20/2021	Maximum Financing Eligible	10/2/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.

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Project Information

Freddie Mac Information

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USBHM Code	Project Name	City	State	Phase	Project Type	Freddie Mac Lender Warranties	Freddie Mac Project Status	Freddie Mac Approval Date	Freddie Mac Approval Condition	Freddie Mac Expiration Date	Freddie Mac Pending Date	Freddie Mac Declination Date	Freddie Mac Status Comments
NV00491-A	Waverly Condominiums	Henderson	NV	Phases 5 & 6	New	New Project - Full Review	Expired	9/17/2020	Maximum Financing Available	11/30/2020			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00494-B	Summit View fka Lot 553 of Summit Village	Staneline	NV	Entire	Established	Established Project - Full Review	Approved	6/9/2021	Maximum Financing Available	10/22/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00499-A	Serenade	Henderson	NV	Entire	Established	Established Project - Full Review	Approved	12/7/2020	Maximum Financing Available	9/30/2021			UW to clear - Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00502-A	Pinehurst	Las Vegas	NV	Entire	Established	Established Project - Full Review	Declined					1/11/2021	1) USBHM & Freddie Mac (5701.3-L) & Fannie Mae (B4-2.1-03) do not allow a single investor to own more than 25/20% of the total units and a single investor in this project owns more than 25/20% of the total units. - The developer retains and rents 195 unit Must be Owner Occupied (No Investment Allowed)
NV00504-A	Rock Springs Mesquite No 2	Mesquite	NV	Entire	Established	Established Project - Full Review	Approved	1/29/2021	Maximum Financing Available	1/9/2022			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the in
NV00505-A	Symphony	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	2/18/2021	Maximum Financing Available	9/13/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00508-A	Tropical Villas East	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	3/2/2021	Maximum Financing Available	2/26/2022			Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00511-A	Angel Point Condominiums aka Angel Point Condominiums II	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	4/7/2021	Maximum Financing Available	11/30/2021			1) Must be Owner Occupied (No Investment Allowed) 2) Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event.
NV00514-A	Las Palmas	Laughlin	NV	Entire	Established	Established Project - Full Review	Approved	5/21/2021	Maximum Financing Available	12/18/2021			Borrower must obtain an individual walls-in HO-6 policy that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00518-A	Summerhills	Las Vegas	NV	Entire	Established	Established Project - Full Review	Approved	6/29/2021	Maximum Financing Available	12/31/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.
NV00520-A	Sun Gardens Condominiums	Reno	NV	Entire	Established	Established Project - Full Review	Approved	7/20/2021	Maximum Financing Available	10/2/2021			Borrower must obtain an individual HO-6 policy for Improvements and Betterments that provides coverage sufficient to repair the condo unit to its condition prior to a loss claim event as determined by the insurer.