



SERVICES

- Freddie Mac Small Balance Loan (SBL) Physical Risk Report (Form 1104)
- Freddie Mac Fast, Reliable, Easy Decision (FRED) Physical Risk Report (Form 1108) with Environmental Screen Plus Radon
- Fannie Mae Streamlined Physical Condition Assessment and Environmental Screen for Small Mortgage Loan Program

What is the Nova Small Balance Difference?

Freddie Mac SBL (Form 1104)

Nova has created a Freddie Mac compliant Small Balance Loan Physical Risk and Transaction Screen Report that summarizes the physical risk items identified in Form 1104. The report evaluates items such as deferred maintenance, critical and priority repairs, operational repairs, and the capital needs over the term of the mortgage, all in one succinct summary. In addition, the Potential Environmental Concerns (PECs) identified in the Transaction Screen and the overall condition of the Property which establishes the required replacement reserve are described within the summary. This report allows clients to understand at a quick glance the findings of Form 1104.

Service Overview

The Agency Services Small Loan Division within Nova conducts on-site inspections to evaluate the general condition and structural elements of the Property buildings. Document reviews are also conducted to review planned capital expenditures. Nova's Physical Risk Report (PRR) for Small Balance Loans (SBLs) and Streamlined Physical Condition Assessment for Small Mortgage Loans (SMLs) complies with the associated Freddie Mac or Fannie Mae Guidelines and offers a narrative on the condition and adequacy of the site and building improvements, including the required forms and information. Nova's Environmental Screen also complies with Freddie Mac or Fannie Mae Guidelines. The Transaction Screens are conducted to identify Potential Environmental Concerns (PECs) for on-site activities, off-site activities, and compliance with federal, state, and local agencies.

Experience

Nova's team members have extensive experience performing and managing high quality, thorough, and timely reports. Our staff includes Registered Architects, Professional Engineers, and Construction Specialists. Nova's Physical Assessment employees have a robust understanding of facility operating systems, MEP systems, architectural finishes, structural systems, life safety systems, and ADA accessibility compliance. Nova's ESA employees are trained in facility operating systems, federal, local, and state regulatory requirements, and transport of chemicals through air, soil, soil vapor, surface water, and groundwater. Additionally, Nova may consult with staff located nationwide when needed, who are specialists and leaders in their field.



ANGELA SCOTT
National Account Manager

Ms. Scott has over 25 years of diverse experience in the commercial real estate due diligence field. She has extensive knowledge of CMBS, Fannie Mae, and Freddie Mac markets and has been involved in thousands of due diligence transactions, including environmental, energy, property condition, seismic, and zoning assessments. Ms. Scott serves a broad range of national, regional, and local clients with an active, hands on approach focused on innovative solutions and designed to successfully move projects to completion.

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Priority Access for High Volume Clients

- Dedicated staff for revisions after draft issuance.
- Inclusion of Operations & Maintenance (O&M) Programs for all reports.
- Dedicated Senior Project Manager for your account (you will speak with the same personnel regarding any deal in your account).
- Dedicated pricing allowing acceleration of your deal from originations to site visit date.

✦ **Contact Angela Scott to customize your Priority Access.**

Nova's Streamlined Process

- Provides access to full range of services which allows timely on-site scheduling and data consistency across all reports.
- Effective communication to ensure you are alerted to any red flags or PECs as soon as they arise.
- Accelerated delivery of draft reports based on client requested turnaround time.

