



Encompass – Site Condos



M/I FINANCIAL, LLC
A Subsidiary of M/I Homes, Inc.

Encompass – Site Condos Conventional

In the **1003 URLA Lender screen**, mark the property a condominium/detached/detached condo.

Checking the **Project Type** box will tie information over to AUS and prints your condo rider in the closing package.

The property type affects pricing.

Project Type
Please select at least one.

Condominium Planned Unit Development (PUD)
 Cooperative Property is not located in a project

Attachment Type:

Property Type:

Project Design Type:

In, **M/I Borrower Summary – Origination screen**, your subject property information should reflect **property type** of Detached Condo.

Subject Property Information

Property Is TBD

Street Address: 657 Swift Creek Dr

Unit Type:

Unit #:

City: Chelsea

State: MI 48118

County: Washtenaw

Property Type:

Estimated Value: 401,900

Appraised Value: 430,500

Lot Number: 73 Spot Loan

Division: Detroit

Subdivision: Heritage Farms

Contract Date: 01/14/2026

Encompass – Site Condos Conventional

In Forms, Transmittal Summary screen, make sure that the **Project Type**: Fannie Mae V Condo Project Review Waived is selected

Property Type = Detached Condominium

Property Information	
Property Address	
Address	[REDACTED]
City	Chelsea
State	MI Zip 48118
Project Type	Fannie Mae: V Condo Project Re
Project Name	Heritage Farms
# of Units	1
CPM Project ID #	
Occupancy Status	
<input checked="" type="checkbox"/>	Primary Residence
<input type="checkbox"/>	Second Home
<input type="checkbox"/>	Investment Property
Property Type	Detached Condominium
Sales Price	550,000.00
Appraised Value	
Property Rights	Fee Simple

- Freddie Mac: Streamlined Review
- Freddie Mac: Established Project
- Freddie Mac: New Project
- Freddie Mac: Detached Project
- Freddie Mac: 2-To-4-Unit Project
- Freddie Mac: Exempt From Review
- Freddie Mac: Reciprocal Review
- Fannie Mae: E Established PUD Project
- Fannie Mae: F New PUD Project
- Fannie Mae: P Limited Review - New Condo Project
- Fannie Mae: Q Limited Review - Established Condo Project
- Fannie Mae: R Full Review - New Condo Project
- Fannie Mae: S Full Review - Established Condo Project
- Fannie Mae: T Fannie Mae Review through PERS - Condo Project
- Fannie Mae: U FHA-approved Condo Project
- Fannie Mae: V Condo Project Review Waived**
- Fannie Mae: 1 Full Review - Co-op Project
- Fannie Mae: 2 Fannie Mae Review through PERS - Co-op Project
- Other: One Cooperative
- Other: Two Cooperative
- Other: T Cooperative
- Other: T/PUD
- Other: PUD
- Other: V/Refi Plus
- Other: Approved FHA/VA Condominium Project Or Spot Loan
- Other: G/Not in a Project or Development



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Encompass – Site Condos Conventional

In Tools , Project Review, your **Project Type** on your Transmittal will populate here

Your Printed 1008/Transmittal should look like this when it is printed:

Project Review

Project Review

Condo Approved

Project Type: **Fannie Mae: V Condo Project Review** ▼

Project Review Status:

Project Reviewer:

Project Doc Expiration Date:

Project # of Units:

Units Sold:

CPM ID:

HUD Condo ID:

Condo EIN:

FRE Condominium Project Identifier:

- Property Type**
- 1 unit
 - 2 units
 - 3 units
 - 4 units
 - Condominium
 - PUD Co-op
 - Manufactured Housing
 - Single Wide Multiwide

- Project Classification**
- Freddie Mac
- Streamlined Review
 - Established Project
 - New Project
 - Detached Project
 - 2- to 4-unit Project
 - Exempt from Review
 - Reciprocal Review
 - Other

- Fannie Mae
- E Established PUD Project
 - F New PUD Project
 - P Limited Review – New Condo Project
 - Q Limited Review – Established Condo Project
 - R Full Review – New Condo Project
 - S Full Review – Established Condo Project
 - T Fannie Mae Review through PERS – Condo Project
 - U FHA-approved Condo Project
 - V Condo Project Review Waived
 - 1 Full Review – Co-op Project
 - 2 Fannie Mae Review through PERS – Co-op Project

Investment Property

- Property Rights**
- Fee Simple
 - Leasehold



Encompass – Site Condos - FHA

- [FHA Guideline](#)
- <https://www.hud.gov/hud-partners/single-family-handbook-4000-1>

iv. Site Condominium

(A) Definition

A Site Condominium refers to:

- a Condominium Project that consists entirely of Single Family detached dwellings that have no shared garages, or any other attached buildings; or
- a Condominium Project that:
 - consists of Single Family detached or horizontally attached (townhouse-style) dwellings where the Unit consists of the dwelling and land;
 - does not contain any Manufactured Housing Units; and
 - is encumbered by a declaration of condominium covenants or a condominium form of ownership.

(B) Standard

The Unit owner must be responsible for all required insurance and maintenance costs associated with the Unit dwelling, excluding landscaping, of the Site Condominium.

Site Condominiums do not require Condominium Project Approval or Single-Unit Approval.

(C) Required Documentation

The Mortgagee must submit the following documentation:

- [Condominium Rider](#);
- appraisal completed on [Fannie Mae Form 1073/Freddie Mac Form 465, Individual Condominium Unit Appraisal Report](#), evidencing that all Units satisfy the Site Condominium definition;
- certificate of Hazard Insurance or complete copy of the insurance policy evidencing coverage of the entire dwelling; and
- if required under the [Flood Insurance requirements in the Condominium Project Approval Section](#), certificate of Flood Insurance or complete copy of the insurance policy evidencing coverage of the entire dwelling.

Encompass – Site Condos - FHA

In the 1003 URLA Lender screen, mark the property a **condominium/detached/detached condo**.

Checking this **Project Type** box, it will tie the information over to the AUS and prints your condo rider in the closing package.

This property type affects pricing.

In, **M/I Borrower Summary – Origination screen**, your subject property information should reflect **property type** of Detached Condo.

Project Type
Please select at least one.

Condominium Planned Unit Development (PUD)
 Cooperative Property is not located in a project

Attachment Type:

Property Type:

Project Design Type:

Subject Property Information

Property Is TBD

Street Address:

Unit Type:

Unit #:

City:

State:

County:

Property Type:

Estimated Value:

Appraised Value:

Lot Number: Spot Loan

Division:

Subdivision:

Contract Date:



Encompass – Site Condos - FHA

In Forms, Transmittal Summary screen, make sure that the **Project Type**:

Other: Approved FHA/VA Condo is selected

Property Type = Detached Condominium

Property Information	
Property Address	
Address	123 Main Street
City	Chelsea
State	MI Zip 48118
Project Type	Other: Approved FHA/VA Condo
Project Name	Heritage Farms
# of Units	1
CPM Project ID #	
Occupancy Status	
<input checked="" type="checkbox"/>	Primary Residence
<input type="checkbox"/>	Second Home
<input type="checkbox"/>	Investment Property
Property Type	Detached Condominium
Sales Price	550,000.00
Appraised Value	
Property Rights	Fee Simple

- Freddie Mac: Streamlined Review
- Freddie Mac: Established Project
- Freddie Mac: New Project
- Freddie Mac: Detached Project
- Freddie Mac: 2-To-4-Unit Project
- Freddie Mac: Exempt From Review
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- Fannie Mae: E Established PUD Project
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- Fannie Mae: S Full Review - Established Condo Project
- Fannie Mae: T Fannie Mae Review through PERIS - Condo Project
- Fannie Mae: U FHA-approved Condo Project
- Fannie Mae: V Condo Project Review Waived
- Fannie Mae: 1 Full Review - Co-op Project
- Fannie Mae: 2 Fannie Mae Review through PERIS - Co-op Project
- Other: One Cooperative
- Other: Two Cooperative
- Other: T Cooperative
- Other: TIPUD
- Other: PUD
- Other: V/Ref Plus
- Other: Approved FHA/VA Condominium Project Or Special List**
- Other: G/Not in a Project or Development

Encompass – Site Condos - FHA

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Project Review

Condo Approved

Project Type:

Project Review Status:

Project Reviewer:

Project Doc Expiration Date:

Project # of Units:

Units Sold:

CPM ID:

HUD Condo ID:

Condo EIN:

FRE Condominium Project Identifier:

Investment Property

Property Type

1 unit

2 units

3 units

4 units

Condominium

PUD Co-op

Manufactured Housing

Single Wide Multiwide

Project Classification

Freddie Mac

Streamlined Review

Established Project

New Project

Detached Project

2- to 4-unit Project

Exempt from Review

Reciprocal Review

Other Approved FHA/VA Condominium Project Or Spot Loan

Fannie Mae

E Established PUD Project

F New PUD Project

P Limited Review – New Condo Project

Q Limited Review – Established Condo Project

R Full Review – New Condo Project

S Full Review – Established Condo Project

T Fannie Mae Review through PERS – Condo Project

U FHA-approved Condo Project

V Condo Project Review Waived

1 Full Review – Co-op Project

2 Fannie Mae Review through PERS – Co-op Project

Property Rights

Fee Simple

Leasehold

Project Name **Heritage Farms** Fannie Mae Condo Project Manager™ Project ID# (if any)



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M/I TITLE AGENCY



M/I TITLE, LLC



M/I FINANCIAL, LLC
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TransOhio Residential Title



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