



May 1, 2026

## summary of changes

The following changes have been made to the CHFA Seller's Guide:

- CHFA's Nondiscrimination Policy
- Outstanding Fees
- Correct Forms
- Appraisals
- Property Standards
- DU/LPA Validation Service
- Reasons for Required Repurchase

## chfa's nondiscrimination policy

CHFA has updated its nondiscrimination policy to include creed and ancestry.

With respect to its programs, services, activities, and employment practices, Colorado Housing and Finance Authority prohibits unlawful discrimination against Applicants or employees on the basis of age 40 years and over, race, sex, sexual orientation, gender identity, gender expression, color, creed, religion, national origin, ancestry, disability, military status, genetic information, marital status or any other status protected by applicable federal, state, or local law. Requests for reasonable accommodation, the provision of auxiliary aids, or any complaints alleging violation of this nondiscrimination policy should be directed to the Nondiscrimination Coordinator, 1.800.877.2432, TDD/TTY 800.659.2656, CHFA, 1981 Blake Street, Denver, Colorado 80202-1272, [chfainfo.com/nondiscrimination](http://chfainfo.com/nondiscrimination), available weekdays 8:00am to 5:00pm.

See Sections 100 and 110.A.

**Effective date:** Changes in effect.

## outstanding fees

As part of the annual renewal process, CHFA will require that outstanding fees aged two months or greater are paid in full prior to approval.

See Section 103.

**Effective date:** Changes in effect.



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## correct forms

All documents, instruments, and agreements evidencing the Mortgage Loan, the collateral for the Mortgage Loan, and all guarantees and/or insurance for the Mortgage Loan are legal, valid, binding, and enforceable in accordance with their terms; are on the correct forms, if or as required by CHFA, the insurer, guarantor, Fannie Mae, Freddie Mac, or Ginnie Mae, as applicable, or by any other applicable legal and regulatory requirements including for manufactured homes, if applicable; have been properly executed, delivered, and—where necessary or advisable to protect or establish CHFA’s rights in the Mortgage Loan or the collateral for the Mortgage Loan—filed, registered, and recorded, as applicable, in all appropriate public records (“Recorded”).

See Section 105.C.

**Effective date:** Effective May 1, 2026.

## appraisals

Participating Lenders must have policies and procedures in place to ensure selected appraiser(s) providing the appraisal report(s) was not selected, retained, or compensated in any manner by the borrower or any other third party, including mortgage brokers, loan originators, and real estate agents. Only the Participating Lender or any authorized third party is responsible for selecting, retaining, and compensating the selected appraiser.

In addition, the Participating Lender will provide the Borrower a copy of the appraisal report and other written valuations concerning the subject Property promptly upon completion but no later than three Business Days prior to the Mortgage Loan closing, or will obtain a waiver from the Borrower, in either case, in accordance with applicable legal, regulatory, insurer, guarantor, Fannie Mae, and Freddie Mac requirements.

See Section 105.V.

**Effective date:** Effective May 1, 2026.

## property standards

Properties must conform to all applicable insurer/guarantor or Fannie Mae or Freddie Mac requirements; CHFA guidelines and Property standards; and statutory, regulatory, and compliance requirements.

For condominium projects utilizing a conventional loan, the Participating Lender must notify CHFA immediately should it become aware of information that may impact the project’s eligibility status reflected in Condo Project Manager including but not limited to, significant deferred maintenance or major litigation.

See Section 202.C.

**Effective date:** Effective May 1, 2026.

## du/lpa validation service

For loans assessed by the DU/LPA validation service, the Participating Lender must:

- a. Obtain Borrower authorization to receive the information from the vendor;



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- b. Confirm that the verification report matches the Borrower;
- c. Ensure information entered in DU/LPA is properly documented;
- d. Investigate and resolve any conflicting or contradictory information;
- e. Retain a copy of all verification reports in the Mortgage Loan file in addition to any other documentation required by DU/LPA; and
- f. Ensure that the most current version of the verification report is used by the DU/LPA validation service. If the Participating Lender obtains an updated verification report, the Mortgage Loan must be resubmitted to DU/LPA and receive a message that the component has been validated in order for the DU/LPA representation and warranty enforcement relief to apply.

See Section 301.D.i.b.iii.

**Effective date:** Effective May 1, 2026.

## reasons for required repurchase

Any Repurchase and/or indemnification obligations with respect to Mortgage Loans include Mortgage Loans that are subject to repurchase include current Mortgage Loans; delinquent Mortgage Loans; real estate owned (REO) via foreclosure, deed-in-lieu of foreclosure, or a similar legal process; and all other post-foreclosure situations.

See Section 712.B.

**Effective date:** Changes in effect.

## miscellaneous updates

- **Various additional technical corrections throughout the Guide.**

**Effective date:** Changes in effect.