

Condo Project Manager Release Notes

Overview of Condo Project Manager™ (CPM™) enhancements

Dec. 1, 2021

This Condo Project Manager (CPM) enhancements overview provides information about forthcoming CPM updates in an easy-to-read format, all in one document.

Upcoming release

On March 4, 2022, Fannie Mae will launch a redesigned CPM. This update will include a new platform with improved navigation and additional features designed to enhance process efficiency for lenders and increase data-driven risk management. Highlights of this CPM enhancement include:

- New platform.
- New user interface.
- Enhanced navigation with prompts to drive the workflow.
- More detailed project data collection — specific data requests replace many yes/no questions.
- Deferred maintenance and special assessments data collection.
- Improved functionality with Project Eligibility Review Service (PERS), enhancing information sharing with Fannie Mae.

Important information for CPM users

To improve data integrity and accommodate updated data requirements:

- Lender project certification data in CPM before March 4, 2022 will **not be migrated** to the new platform. Legacy data will be available to CPM users through Fannie Mae Connect™ (or users may save their data prior to the platform transition).
- Fannie Mae will prepopulate CPM on the new platform with data for approximately 13,000 condo and co-op projects that meet our eligibility requirements. We will provide guidance for new certifications.

Additional details about the updates effective March 4, 2022 are listed below.



Coming March 4, 2022

Update	Impact
New platform: enhanced, easier to navigate, with more features	User sign-on information will stay the same, but the new platform has an overhauled user interface. There will also be a new project-to-phase hierarchy, more robust search results, and a new URL to access CPM.



Update	Impact
Enhanced, prompt-driven workflow	Lenders no longer have to determine workflow based on the project status. The system will guide users through the process based on answers to questions and will only ask questions that are relevant to the particular scenario. The overall project certification process will require more robust data, as opposed to a Yes/No response structure.
Additional questions on deferred maintenance and special assessments	In accordance with LL-2021-14 , this update includes new questions regarding deferred maintenance and special assessments for all projects being entered.
Delivery restrictions notification	Any delivery restrictions related to transaction eligibility or restrictions will display, increasing transparency on project eligibility and data.
Additional tools during a PERS review process	Fannie Mae and lenders will be able to share information (such as status) during a PERS review process.
Direct access to the <i>Selling Guide</i>	Users will have direct access to our project standards policies in the <i>Selling Guide</i> via links in the certification process.
Status check functionality	Lenders can enter a project name and immediately see its status.

This CPM enhancement includes a change in platform. For information on CPM enhancements prior to December 2021, please refer to the Release Notes archive on the [CPM homepage](#).