



## Planet Home Lending Quality Spotlight – February 2026

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As part of our ongoing focus on loan quality and long-term portfolio performance, Planet Home Lending is spotlighting collateral review practices this month.

Recent industry guidance- including [Fannie Mae's December 2025 Quality Insider](#), reinforced the importance of proactive appraisal review controls. Across the market, collateral-related findings continue to center on two primary areas: **structural soundness** and **accurate condition and quality ratings**.

Reinforcing review practices in these areas helps protect loan eligibility, maintain rep and warrant relief and reduce downstream risk.

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### **Structural Soundness: Staying Ahead of Risk**

Structural concerns can affect marketability, insurability and investor eligibility.

Common examples include:

- Water intrusion or mold
- Roof damage or visible leaks
- Foundation cracking or settlement
- Pest or termite damage affecting structural components
- Significant exterior deterioration

These conditions are often referenced in:

- Improvements sections
- Reconciliation comments
- Supplemental addenda
- Exterior and basement photographs

When structural concerns are noted, obtaining clear documentation from a qualified professional, including photographs and detailed explanations of remediation, supports sound collateral decisions.

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### **Strengthening Review Controls**

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To support consistent collateral quality:

- Review all appraisals thoroughly, regardless of CU score
- Inspect exterior and basement photos carefully
- Read reconciliation and addenda sections closely
- Confirm third-party reports are detailed and prepared by qualified professionals
- Share appraisal-related feedback trends with appraisal partners and internal QC teams

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Collateral integrity remains foundational to loan salability and portfolio performance. Reinforcing appraisal review controls today supports clean delivery and long-term stability.

If you have questions regarding collateral quality expectations, please contact your Regional Sales Manager.

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