

Condominiums are great, they are wonderful properties.

However,

It is much simpler for your lender to lend on a PUD, (Planned Unit Development) than a Condominium., with less documentation, and less restrictions,

For Conventional Loans, Condo's often require FULL review of all condo documentation !

Also, for purposes of FHA and VA financing,

A condominium must be approved by FHA or the VA, for it to be eligible for FHA or VA financing, (see attached list of FHA and VA approved condominiums in the Coachella Valley).

A PUD, just like a single family residence, needs no such approval to be eligible for VA and FHA financing !

So..... **How do I tell the difference between a PUD and a Condo ??**

[Do yourself a favor and learn this, \(it is so simple\).](#)

**Look at the properties legal description.**

**If it says "Unit", it's a condo**

**If it says "Lot" it's a PUD**

Best regards,



Scott Simmons - Loan Specialist

**Desert Empire Mortgage**

Commercial and Residential Loans

1111 East Tahquitz Canyon Way Suite #121

Palm Springs, California 92262

760-327-2254 office

760-831-0044 cell

[Scott@DesertEmpireMortgage.com](mailto:Scott@DesertEmpireMortgage.com)

[www.DesertEmpireMortgage.com](http://www.DesertEmpireMortgage.com)

CalBRE # 00909344 NMLS # 244859