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BULLETIN NO. 2005-16

June 7, 2005

TO: ALL LENDERS, SARS, HOLDERS AND SERVICERS

SUBJ: SUBTERRANEAN TERMITE TREATMENT BUILDER'S CERTIFICATION AND GUARANTEE

PURPOSE:

The purpose of this bulletin is to reaffirm to all VA Loan Guaranty program participants that VA requirements for the builder's warranty against termite infestation in new homes are the same as outlined in the Department of Housing and Urban Development (HUD) Mortgagee Letter 99-3. Builders must continue to warrant against termite infestation in new homes for 1 year, a period of time that is in line with the terms of the other warranties provided by builders.

ACTION:

a. The National Pest Control Association (NPCA) Form NPCA-99a, Subterranean Termite Treatment Builder's Certification and Guarantee reflect this requirement. This form also clarifies the responsibilities of the pest control operator and the builder and accepts the use of EPA registered baits and wood treatments as termite protection. Form NPCA-99b, New Construction Subterranean Termite Soil Treatment Record, must continue to be used in conjunction with NPCA-99a only if the property is treated with a soil termiticide. The licensed pest control company is responsible for completing form NPCA-99b, as appropriate, and provides it to the builder. The builder is responsible for attaching the forms together and distributing the completed forms to the lender. There is no change to the requirement that the lender provides one copy to the buyer at closing and includes a copy with the request for a VA loan guaranty. If a State has more stringent record keeping requirements than NPCA-99b, the State form must be used.

b. Copies of the revised NPCA-99a and the current NPCA-99b can be obtained online from other form providers or by contacting:

National Pest Management Association (Previously known as NPCA)
9300 Lee Highway, Suite 301
Fairfax, VA 22031
Phone: (703) 352-6762 (NPMA)
Fax: (703) 352-3031

c. NPCA-99a and NPCA-99b are not VA forms and therefore are not available from VA or the

Government Printing Office. These forms became mandatory on July 1, 1999.

STATION PROCEDURES:

Regional Loan Centers should promptly disseminate this information to all areas under their jurisdiction including regional offices and program participants. Questions may be directed to Joe Lettich at (202) 273-9953.

RESCISSION: This bulletin is rescinded October 1, 2010.

A handwritten signature in black ink, appearing to read 'R. Biagioli', with a long horizontal stroke extending to the right.

R. BIAGIOLI
Loan Guaranty Officer