

Thursday, March 3, 2022

Bulletin #2022-R-003

## NOTICE TO ALL RETAIL LOAN ORIGINATORS

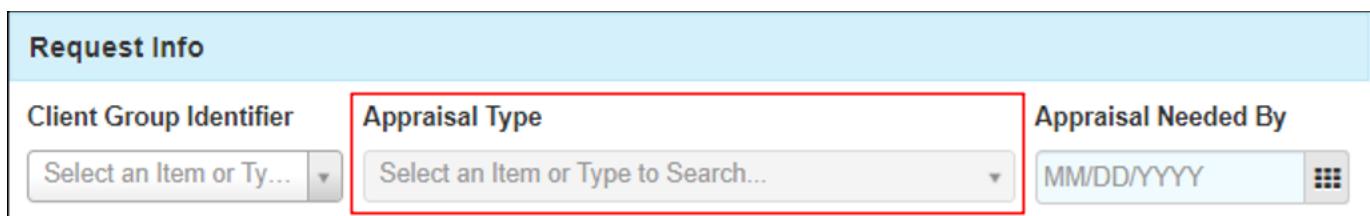
### IMPORTANT ANNOUNCEMENT: 1004 Desktop/70D Appraisal

Fannie Mae and Freddie Mac will be allowing the use of Desktop Appraisals on certain purchase transactions effective on different days this month. The Form 1004 Desktop requires the use of a floor plan in addition to a building sketch and other exhibits required for traditional appraisals and should adhere to the UAD specification for Form 1004 and must be submitted through the Uniform Collateral Data Portal (UCDP). Neither GSE allow the use of the Desktop Appraisal Form when the property is identified to be a condominium or a manufactured home.

#### How To Disclose and Order the 1004 Desktop/70D Appraisal:

The scope of work for the 1004 Desktop is considered comparable to the scope of work for a full 1004 appraisal thus for disclosure purposes, ***please quote the appraisal fee for the LE based on the fee for a full 1004 appraisal as listed by your assigned AMC for the state/county in question.***

**When placing the order for a 1004 Desktop, please select the 1004 Desktop from the Appraisal Type drop down.** The order will follow the regular assignment process once ordered.



The screenshot shows a form titled "Request Info" with three main input fields: "Client Group Identifier", "Appraisal Type", and "Appraisal Needed By". The "Appraisal Type" field is highlighted with a red border. Each field has a dropdown menu with the text "Select an Item or Ty...". The "Appraisal Needed By" field includes a date format "MM/DD/YYYY" and a calendar icon.

**Eligibility for 1004 Desktop/70D Appraisal:** As released in a bulletin on 2/4/2022 the following requirements must be met to qualify for a Desktop 1004 Appraisal.

#### Fannie Mae

- Effective with **new submissions or resubmissions to Desktop Underwriter (DU) on or after March 19, 2022**, Fannie Mae will allow the use of a Uniform Residential Appraisal Report (Desktop Form 1004) for certain purchase transactions of 1-Unit, Primary Residences with LTV ≤ to 90% so long the loan scores "Approve/Eligible". If the transaction is eligible for this appraisal option, DU will issue a message informing the lender *they can choose* to obtain an appraisal reported on Form 1004 Desktop. Note that DU will also issue messages for other appraisal options and the lender may select from any of the options offered.

#### Freddie Mac

- Effective for **new submissions or resubmissions to Loan Product Advisor (LPA) on or after March 6, 2022**, Freddie Mac will allow the use of a Uniform Residential Appraisal Report (Desktop Form 70 D) for certain purchase transactions of 1-Unit, Primary Residences with LTV ≤ to 90% so long the loan scores "Accept". If the transaction is eligible for this appraisal option, LPA will issue a message informing the lender they can choose to obtain an appraisal reported on Form 1004 Desktop. Note that LPA will also issue messages for other appraisal options and the lender may select from any of the options offered.

If you have any questions, please contact your Account Executive or Client Relations Representative.