

Ordering An Appraisal for Brokers

January 2016




Ordering Appraisals



- When reviewing the guidelines, click on the Link “Order an Appraisal” and you will be brought to the appraisal order page within the REM N Wholesale website as illustrated below

Click here to go the REM N Wholesale [Order an Appraisal](#) page on the REM N Wholesale website

- You can also choose the  tab on the Homepage of the REM N website and choose the AMC you wish to order from

Approved AMC Companies – FHA/USDA Loans*

Go To	ACT Appraisal Management
Go To	AMC (Appraisal Management Company)
Go To	Appraisal Nation
Go To	Appraisal-Tek
Go To	AMC Settlement Services
Go To	Axis Management Solutions
Go To	BRIDGE Appraisal Management Corp
Go To	GOT Appraisals
Go To	Integrity Appraisal Management LLC
Go To	Lender's Choice Inc. (LCI)
Go To	MaxVantage Appraisal Management Company
Go To	Mortgage Management Consulting (MMC)
Go To	Nationwide Property and Appraisal Services
Go To	ORDERPRO
Go To	StreetLinks Lender Solutions
Go To	Valuation Management Group (Existing Customers)
Go To	Valuation Management Group (New Customers)
Go To	Valuation Partners (Existing Customers)
Go To	Valuation Partners (New Customers)

*For a list of AMC's and their assigned States, please log in to the Broker Portal.

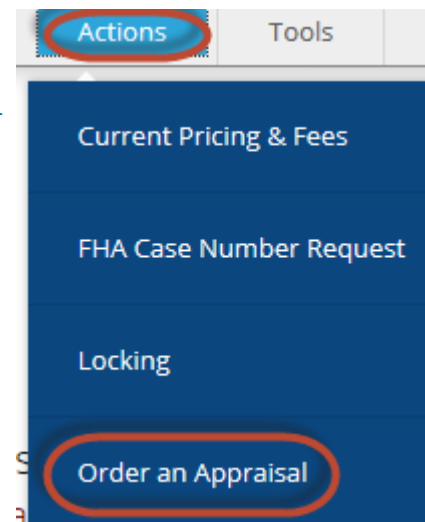
Approved AMC Companies – Conventional Loans*

Go To	ACT Appraisal Management (Must be used for TX and any states MMC is not licensed in)
Go To	Mortgage Management Consulting (MMC) (all states except Texas)

Ordering Appraisals



- When logged into the Broker Portal, you can click on “Actions” and then “Order an Appraisal”
- On the “Order an Appraisal” page, you can visit each AMC’s site through the links provided and order your appraisal.



ALL Conventional Appraisal Orders

AMC Name	REM N Affiliated?	Link
ACT Appraisal Management (MUST BE USED IN TX AND FOR ANY STATES MMC IS NOT LICENSED IN)	NO	Existing Customer Site New Customer Site
MMC, Inc. (except the state of TX)	YES	VISIT SITE

***MMC does not cover the following states: Alabama, Arkansas, Idaho, Massachusetts, Minnesota, Montana, Nebraska, Nevada, New Mexico, Oklahoma, Pennsylvania, Wyoming. As new State Licenses are acquired, this information will be updated.

ALL FHA & USDA Appraisal Orders

AMC Name	REM N Affiliated?	Link
ACT Appraisal Management	NO	Existing Customer Site New Customer Site
AMC (Appraisal Management Company)	NO	VISIT SITE
Appraisal Nation	NO	VISIT SITE
Appraisal-Tek	NO	VISIT SITE
AMC Settlement Services	NO	VISIT SITE
Axis Management Solutions	NO	VISIT SITE
BRIDGE Appraisal Management Corp	NO	VISIT SITE
GOT Appraisals	NO	VISIT SITE
Integrity Appraisal Management LLC	NO	VISIT SITE
Lender's Choice Inc. (LCI)	NO	VISIT SITE
MaxVantage Appraisal Management Company	NO	VISIT SITE
Mortgage Management Consulting (MMC)	YES	VISIT SITE
Nationwide Property and Appraisal Services	NO	VISIT SITE
ORDERPRO	NO	VISIT SITE
StreetLinks Lender Solutions	NO	VISIT SITE
Valuation Management Group	NO	Existing Customers New Customers
Valuation Partners	NO	Existing Customers New Customers

Conventional Appraisals



- All Conventional loan appraisals must be ordered through REMN Wholesale's Affiliate AMC – MMC, Inc.
- If MMC, Inc. is not licensed in the subject property state, you must use ACT Appraisal Management. If the property is in the state of Texas, Momentum Appraisal Group, Inc. must be used. If the property is in the state of Idaho, Nationwide Property and Appraisal Services must be used. Brokers should check the REMN Broker Portal frequently for updated states that MMC will be licensed in.

ALL Conventional Appraisal Orders

Approved States	AMC Name	REMN Affiliated?	Link
AR, MN, MT, NE, NV, NM, OK, PA, WY	ACT Appraisal Management	NO	Visit Site
(TX ONLY/MUST BE USED)	Momentum Appraisal Group, Inc.	NO	Visit Site
(ID ONLY/MUST BE USED)	Nationwide Property and Appraisal Services	NO	Visit Site
All other states	MMC, Inc.	YES	Visit Site

FHA & USDA Appraisals



On FHA and USDA Appraisals, Brokers may use any AMC approved with REMN Wholesale.

ALL FHA & USDA Appraisal Orders

AMC Name	REMN Affiliated?	Link
ACT Appraisal Management	NO	Existing Customer New Customer
Appraisal Nation	NO	Visit Site
Appraisal-Tek	NO	Visit Site
AMC Settlement Services	NO	Visit Site
Axis Management Solutions	NO	Visit Site
BRIDGE Appraisal Management Corp	NO	Visit Site
Integrity Appraisal Management LLC	NO	Visit Site
Lender's Choice Inc. (LCI)	NO	Visit Site
MaxVantage Appraisal Management Company	NO	Visit Site
Momentum Appraisal Group, Inc.	NO	Visit Site
Mortgage Management Consulting (MMC)	YES	Visit Site
Nationwide Property and Appraisal Services	NO	Visit Site
ORDERPRO	NO	Visit Site
ServiceLink	NO	Visit Site
StreetLinks Lender Solutions	NO	Visit Site
Valuation Management Group	NO	Existing Customers New Customers
Valuation Partners	NO	Existing Customers New Customers

Step 2 – Ordering Appraisals



- When visiting the AMC sites, the Broker will be required to register and set up a User Name and Password for each AMC that an order is placed with.
- Once the appraisal order is placed, the Broker should request status updates from the AMC directly.
- The appraisal report is returned to the Broker via email in PDF form and XML form. The Broker should also receive The AIR Certificate and Paid Invoice. On a conventional loan, the AMC will also provide a SSR (Submission Summary Report).

Uploading Appraisal Documents



The Broker is responsible to upload the following appraisal documents into BlitzDocs for the Underwriter to review:

- Appraisal Report in PDF version
- AIR Certificate aka Certificate of Compliance(formerly HVCC)
- Paid Invoice
- Appraisal Report in XML version – Conventional Loans only
- SSR - Conventional Loans only

Uploading Appraisal Documents



An example of the SSR, required on Conventional loans only, is shown below –



Appraisal Findings Detail Report				Report Date/Time: 04/26/2012 15:27:23				
Doc ID: 4400000026				Seller/Service Number: 711130001				
Document File Status (FNM)	Not Successful							
Lender Name	South West Lender			Lender Loan Number	12345678			

Appraisal 1			
Original Submitted Date/Time	04/26/2012 15:18:20		
Number of Resubmissions	0		
Last Submission Date/Time	04/26/2012 15:19:32		
Subject Address	123 North Main Street, NE, 101, Any Town, MD 20853		
Appraiser	John Jones MM / TL00002221		
Comps	Comp Address		
Comp1	456 Maple Street, Any Town, MD 20853		
Comp2	234 South Main Street, Any Town, MD 20853		
Comp3	456 Vine Street, Any Town, MD 20853		

Message ID	Form Section	Form Field Name	Property Affected	Full Message Description	Severity	Override Request Reason	Override Decision Reason	Override Decision Date/Time
UCDP Basic Edit Checks								
302	N/A	N/A	N/A	Unknown subject address	Overrideable			
202	N/A	N/A	N/A	Unverified appraiser license information	Warning	Automated override request	Override automatically approved	04/26/2012 15:18:28
212	N/A	N/A	N/A	Unverified supervisory appraiser license information	Warning	Automated override request	Override automatically approved	04/26/2012 15:18:28
402	N/A	N/A	N/A	UAD compliance check failure (warnings only)	Warning	Automated override request	Override automatically approved	04/26/2012 15:18:27

UAD Compliance Findings								
				The Effective Date				

Uploading Appraisal Documents



An example of the XML version of the appraisal is shown below:

Document Type: Appraisal (XML Version ONLY)	Email Link	Change Processor Status	
	Change Underwriting Status	Change Viewed	Properties

```
<?xml version="1.0" standalone="yes"?>
<!--Created using ACI XMLMap Translator version 1.0.2.0 using map file: "ACI.XMLMap.MISMO.v2.6GSE" version 1.0.-->
<VALUATION_RESPONSE MISMOVersionID="2.6GSE">
  <REPORT AppraisalSoftwareProductName="ACI" AppraisalSoftwareProductVersionIdentifier="1.0.2.0"
AppraisalFormType="FNM1004" AppraisalFormTypeOtherDescription="1004_05UAD" AppraiserFileIdentifier="14-272AAA"
AppraiserAdditionalFileIdentifierName="Client Case Number" AppraiserAdditionalFileIdentifier="NEA282936"
AppraiserReportSignedDate="2014-09-03" AppraisalPurposeType="Refinance">
    <FORM AppraisalReportContentType="AppraisalForm" AppraisalReportContentName="FNMA 1004"
AppraisalReportContentIdentifier="UAD Version 9/2011" AppraisalReportContentIsPrimaryFormIndicator="Y"
AppraisalAddendumText="-:- Per request, the appraiser has included the final numbers of the contractor bid as an attachment in
Extra Map Page 5. The appraiser advises the lender to receive the entire 30+ page document directly from the contractor per
review, if necessary. Per request, with respect to borrower wanting report &quot;as-is&quot;, this report has been conducted
&quot;subject to&quot; and, as a result, this request is not applicable per this report. An &quot;as-is&quot; report is a different
assignment than the one herein. Please note that the floor plans utilized per this report were derived from the provided plans and
specifications and an actual floor plan will be provided on the final appraisal report to verify total square footage used herein as
well as checking accuracy of plans/specifications. Per this report, no age/site adjustments were made and/or deemed necessary as
their effective ages and site sizes are fairly similar and do not warrant adjustments. More specifically, no age adjustments were
made and/or deemed necessary as their overall condition/quality are considered comparable to the subject and, despite their
different ages, do not warrant adjustments. Also, per this report with respect to the estimate of value derived herein is from the
sales comparison approach and the cost approach is not reflective of the sales comparison approach and was derived based on
the cost to reproduce. As a result, the cost approach was not considered in the estimate of value herein. Per this report, it is not
atypical with limited sales to exceed the recommended 20% guidelines with respect to the total GLA. This is not unusual in the
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As always, please do not hesitate to contact your AE or the Helpdesk for questions or further clarification on ordering appraisals or uploading the required Appraisal documents to BlitzDocs.