

Info Sheet for Fannie/Freddie Desktop Appraisal Option

Description

FNMA and FHLMC recently announced the implementation of a new desktop appraisal form. With increased availability to data, analytics, and technology, appraisals can be completed without a physical inspection of the subject property. Guidelines by the GSEs have been updated that will allow lenders to determine which transactions qualify for the new desktop appraisal form. The benefits for appraisers are likely to be: increase in capacity, turn time, less exposure to potential pandemic issues.

Agency Desktop Appraisals will be effective for all new loan applications submitted on or after:

- FHLMC: March 6, 2022
- FNMA: March 19, 2022

Appraiser Requirements

- Appraiser conducts analysis and develops opinion of value
- Use Form 1004 Desktop / 70D
- No physical inspection of the subject property
- Provide a computer-generated floor plan with exterior measurements. If the floor plan does not include exterior measurements then the appraiser must also include a computer-generated building sketch with exterior measurements.
- Required Fields (Page 3):

Uniform Residential Appraisal Report (Desktop)		File #
Appraisal Assignment Type: DesktopAppraisal	Subject Property Data Collection Date: YYYY-MM-DD, Null	
Subject Property Data Collection Method: Prior URAR, Prior Hybrid, Other	Subject Property Data Collection Workforce: Null	

Always "DesktopAppraisal" for Desktops

One of these three choices

Always "Null"

Collection Date is effective date of prior appraisal or prior PDR (Hybrid inspection), or "Null" if the Data Collection is "Other"

Important Notice Regarding Sketch/Floor Plan

The difference between a floor plan and a sketch is that a floor plan shows interior walls to help assess the functional utility of the home; a sketch typically displays only exterior dimensions. Third-party software is available to create a floor plan using existing mobile device technology etc. The following are all considered acceptable sources for floorplan/sketch:

- Previously available floor plan if it is accurate and representative of the current state of the property. (This includes prior appraisal provided by GR companies)
- MLS/realtor sources
- County records
- Appraiser files
- The buyer or seller
- Builder
- Public records
- Approved floor plan apps*

**Currently CubiCasa is the only floor plan app that has been approved for all GR companies*

Photos

Photos can be verified using MLS listings or with a live, virtual walkthrough with the homeowner. Photos that are taken during a live walkthrough with the homeowner are considered appraiser observation during a live event and do not require further verification.

Data provided by parties with a financial interest in the sale or financing of the subject property must be verified by a disinterested source.

Fees

At this time, the fee for Desktop appraisals will be the same fee as traditional appraisals. This will enable us and other appraisal sources to ensure the appraiser receives a customary fee. We will be monitoring the initial volume, efficiency and data collection etc. to determine if adjustments will be made down the road. The current fee will be the final fee. If the appraiser is unable to obtain the sketch / floorplan there will be NO additional fee for an inspection. The fee is identical to the full traditional fee and therefore an inspection (if necessary) is considered part of the initial fee.

Agency Links

- [Fannie Mae Selling Guide B4-1.2-02 Desktop Appraisals](#)
- [Fannie Mae 1004 Desktop Appraisals Fact Sheet](#)
- [Freddie Mac URAR Desktop](#)
- [Freddie Mac Desktop Appraisal FAQ](#)

Please contact the Operations Manager if you have any questions.