

# Uniform Appraisal Dataset & Forms Redesign Initiative

## Summary Report For Stakeholders

*March 2022*

This communication relates to the Uniform Mortgage Data Program®, an effort undertaken jointly by Fannie Mae and Freddie Mac at the direction of the Federal Housing Finance Agency.

# Message to Stakeholders

Fannie Mae and Freddie Mac (the GSEs) are pleased to provide an update on the new Uniform Residential Appraisal Report (URAR).

This summary report shares the journey of the Uniform Appraisal Dataset and Forms Redesign Initiative, providing information about how stakeholder input shaped the new URAR and an overview of its most impactful new features. Key benefits of the new URAR include:

- Dynamic output with commentary placed within each topic
- Standardized data that allows appraisers to better define the property, providing a more holistic view and greater understanding of the property characteristics
- Flexibility, allowing the URAR to be easily adapted to address future industry-wide needs

Please share this report with colleagues and contacts that you believe will benefit from learning more about the new URAR.

The GSEs extend a huge thank you to stakeholders for sharing feedback throughout the redesign process. Whether you participated in interviews, surveys, or virtual bulletin boards, your input has been instrumental in developing the new URAR. Together we made the new report better, and we look forward to seeing the impact of our collaborative efforts in market.

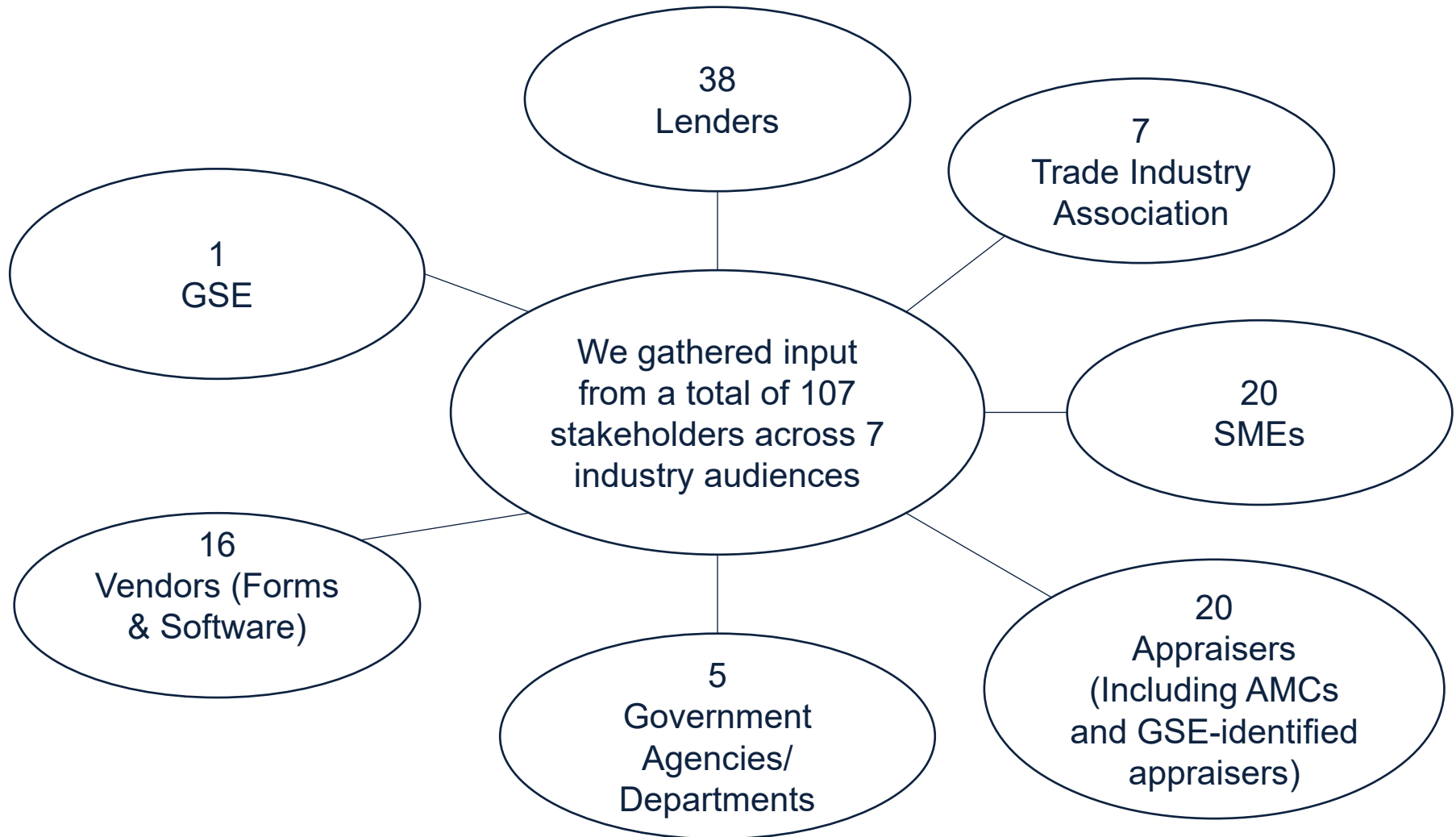
# Table of Contents

|                                                                                   |           |
|-----------------------------------------------------------------------------------|-----------|
| <b>The Redesign Journey.....</b>                                                  | <b>4</b>  |
| Stakeholder Participants                                                          |           |
| Our Approach to the Challenge                                                     |           |
| Virtual Bulletin Board (VBB) Process                                              |           |
| Outcome of VBB Research                                                           |           |
| Highlights of Stakeholder VBB Input                                               |           |
| <b>Spotlight on New Uniform Residential Appraisal Report (URAR) Features.....</b> | <b>10</b> |
| <b>Flexibility</b>                                                                |           |
| 1. Dynamic Output Report                                                          |           |
| 2. Dynamic Sales Grid                                                             |           |
| <b>Usability</b>                                                                  |           |
| 3. Replaced General Addenda                                                       |           |
| 4. New Summary Page                                                               |           |
| 5. Photo Placement Within Relevant Section                                        |           |
| 6. Section Order Updates                                                          |           |
| 7. Descriptions Without Abbreviations                                             |           |
| <b>Consistency</b>                                                                |           |
| 8. Data Standardization                                                           |           |
| 9. USPAP Compliance                                                               |           |
| <b>Essential Details</b>                                                          |           |
| 10. Review Process                                                                |           |
| 11. Unit Updates                                                                  |           |
| 12. Accessory Dwelling Units                                                      |           |
| <b>Next Steps and Resources.....</b>                                              | <b>33</b> |



# The Redesign Journey

# Stakeholder Participants



# Our Approach to the Challenge

## Background

- As part of the Uniform Mortgage Data Program (UMDP), the GSEs worked on a joint effort to standardize the URAR as part of modernizing the current UAD dataset and forms.
- Using a data driven approach along with input from lenders, appraisers, and other key industry stakeholders, three phases of research were conducted to streamline the mortgage appraisal process with user-friendly content and formatting.
- Using findings from each research phase, the GSEs worked to adjust and tune new iterations of the URAR according to the feedback.

## Overview of 3 Research Phases

- Phase 1 included exploratory qualitative research conducted by the GSEs through interviews among lenders, appraisers, and others in the industry to understand perceptions of the Legacy Form.
- Phase 2 was a quantitative survey used to validate findings from Phase 1 and to obtain feedback on proposed changes to the Legacy Form.
- Finally, Phase 3 was additional qualitative research in a Virtual Bulletin Board (VBB) setting used to capture feedback among key end-users on a new URAR and understand how well the revised report would meet stakeholders' needs in terms of content and format.

# Virtual Bulletin Board (VBB) Process

Sample screenshot from VBB

## The Process

- PSB Insights hosted 5 online feedback sessions via VBBs, one for each housing scenario (Single-Family, Condominium, Manufactured Home, Co-operative, and 2-to-4 Unit). Each VBB was open for 2 or 4 consecutive weeks, during which time stakeholder participants were able to review and answer questions about a variety of URAR sections with proposed changes. The VBBs functioned as 1-to-1 conversations between moderator and participant.
- The VBB methodology was identified by the GSEs as the optimal approach to achieve our objectives as it allowed stakeholders to look at each section of the report and give initial feedback that could be monitored and addressed in real time. The VBB setting also allowed stakeholders more time to digest the URAR sections and respond in-depth to questions that would be challenging to answer in a brief interview or focus group setting.



**About this virtual bulletin board**  
Jonathan G (Moderator)

**The Uniform Appraisal Dataset (UAD) Forms Redesign team would like to welcome you to our virtual bulletin board! Thank you for your involvement with the UAD Advisory Group thus far.** Your feedback is a vital part of this process, and we appreciate the time you're taking to participate.

Over the next 2 weeks, we'd like to walk you through a complete Manufactured Home URAR and ask your thoughts both on the layout and the information it contains. **We'll be focusing on sections of the URAR that are particular to the Manufactured Home scenario, though there will be the option to share feedback on the other sections if you desire.** In an effort to make reviewing each section of the report easy, and to help get through all of the information, you will see many of the same questions in each section. Think of this as a one-on-one conversation about the report - no other participants will see your posts, and you will not see theirs.

**About this virtual bulletin board**

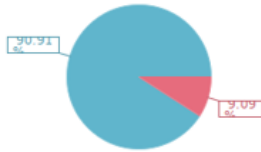
- This board will be open for 2 consecutive weeks, but you can work through each section at your own convenience. We only ask that all mandatory questions are completed by **midnight on 11/2/20.**
- Even if you finish all of the questions in advance of the closing date, please return to the board at least once or twice before the closing date to check for and answer any follow-up questions that may have been left for you.
- If you need technical assistance at any time, please email our support team at [UAD.VBB@psbinsights.com](mailto:UAD.VBB@psbinsights.com). They are always here for you and happy to help!



**Question 3**  
Jonathan G (Moderator)

How readable was this URAR? Did you find it...

In addition to selecting a response from the options provided, please use the comment box to explain why you answered as you did.



| Response          | Percentage |
|-------------------|------------|
| Easy to read      | 90.91%     |
| Difficult to read | 9.09%      |



26 (10/23/2020 8:26 AM)

Overall, the form is readable and easy to understand.

| Answer       |
|--------------|
| Easy to read |

**Group Tags:**  
Lender

# Outcome of VBB Research

- Input gathered from stakeholders during the VBB research gave us confidence that the proposed changes to the new URAR were on the right track and helped us understand how the new features would be more easily used and applied in the real world.
- In particular, the new URAR was perceived as nimble and readable, with stronger narrative flow and data organization.
- Stakeholders also shared feedback and suggestions to make the new URAR more user-friendly and focused on the most relevant content.
- Based on the VBB findings, the GSEs utilized key feedback to optimize the new URAR to meet industry needs.

# Highlights of Stakeholder VBB Input

## Positive Feedback

- Overall, stakeholders felt the changes to the report are helpful and think the report is moving in the right direction.
- Stakeholders especially liked the inclusion of **photos of relevant items** and the **dynamic links** to the photos/exhibits.
- The ample **space for commentary** throughout the report was especially well received by appraisers and end-users.
- Stakeholders felt that the updated form and expanded standardized field responses will **foster consistency in data collection and analysis** that will **streamline** the appraisal and underwriting review processes.

## Suggestions For Improvement

- Stakeholders suggested minor **reordering and reorganizing within sections to better align with the review process** and foster streamlined comparison and analysis.
- Lenders and vendors emphasized a desire to focus on **only relevant data points** in order to **streamline the process** and **reduce back-and-forth** between lenders and appraisers.
- Combining data and images within a **grid format** works well, and further **visual simplification** will also aid the readability of the report.
- Stakeholders also recommended **changing the nomenclature of some headings and fields** to clarify the intended input and better **align with corresponding data and/or USPAP definitions** to which appraisers and lenders are accustomed.



# Spotlight on New URAR Form Features

# New URAR Features

- This section introduces the most substantial and visible changes to the new URAR, focusing on the new features that are perceived by stakeholders to have significant benefits for users.
- For each feature, we summarize why it was introduced, share stakeholder feedback from VBB research, and describe or show form iterations (e.g., legacy form, URAR tested in VBB, new URAR).

## Flexibility

1. Dynamic Output Report
2. Dynamic Sales Grid

## Usability

3. Replaced General Addenda
4. New Summary Page
5. Photo Placement Within Relevant Section
6. Section Order Updates
7. Descriptions Without Abbreviations

## Consistency

8. Data Standardization
9. USPAP Compliance

## Essential Details

10. Review Process
11. Unit Updates
12. Accessory Dwelling Units

# Dynamic Output Report

**In comparison to the legacy form, the new URAR is now dynamic and can be applied to any property being evaluated. By adding flexibility within the scope of work, the report can adapt and adjust to unseen circumstances.**

## Key Benefits

- ✓ One standardized report will help minimize lender review time on atypical properties the current UAD form struggles with appraising, such as site condos and 2-4 units within a condominium project.
- ✓ Flexibility allows for lenders and investors to easily adapt to future industry-wide needs.

## Legacy Form

|                                                                                                                                                                                                                               |                                                                  |                                                                                                                      |      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|------|
| Dimensions                                                                                                                                                                                                                    | Area                                                             | Shape                                                                                                                | View |
| Specific Zoning Classification                                                                                                                                                                                                |                                                                  | Zoning Description                                                                                                   |      |
| Zoning Compliance <input type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)                              |                                                                  |                                                                                                                      |      |
| Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No, describe |                                                                  |                                                                                                                      |      |
| Utilities Public Other (describe)                                                                                                                                                                                             |                                                                  | Public Other (describe)                                                                                              |      |
| Electricity <input type="checkbox"/> <input type="checkbox"/>                                                                                                                                                                 | Water <input type="checkbox"/> <input type="checkbox"/>          | Off-site Improvements—Type <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> |      |
| Gas <input type="checkbox"/> <input type="checkbox"/>                                                                                                                                                                         | Sanitary Sewer <input type="checkbox"/> <input type="checkbox"/> | Street <input type="checkbox"/> <input type="checkbox"/>                                                             |      |
|                                                                                                                                                                                                                               |                                                                  | Alicy <input type="checkbox"/> <input type="checkbox"/>                                                              |      |
| FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone                                                                                                                       |                                                                  | FEMA Map # _____ FEMA Map Date _____                                                                                 |      |
| Are the utilities and off-site improvements typical for the market area? <input type="checkbox"/> Yes <input type="checkbox"/> No, if describe                                                                                |                                                                  |                                                                                                                      |      |
| Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No, if describe                        |                                                                  |                                                                                                                      |      |

| General Description                                                                                                                                                                                                                                                           | Foundation                                                                                         | Exterior Description                | materials/condition                     | Interior                          | materials/condition           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------|-----------------------------------|-------------------------------|
| Units <input type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit                                                                                                                                                                                           | <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space                        | Foundation Walls                    |                                         | Floors                            |                               |
| # of Stories                                                                                                                                                                                                                                                                  | <input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement                   | Exterior Walls                      |                                         | Walls                             |                               |
| Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit                                                                                                                                                                     | Basement Area _____ sq. ft.                                                                        | Roof Surface                        |                                         | Trim/Finish                       |                               |
| <input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.                                                                                                                                                                     | Basement Finish _____ %                                                                            | Gutters & Downspouts                |                                         | Bath Floor                        |                               |
| Design (Style)                                                                                                                                                                                                                                                                | <input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump                     | Window Type                         |                                         | Bath Wainscot                     |                               |
| Year Built                                                                                                                                                                                                                                                                    | Evidence of <input type="checkbox"/> Infestation                                                   | Storm Sash/Insulated                |                                         | Car Storage                       | <input type="checkbox"/> None |
| Effective Age (Yrs)                                                                                                                                                                                                                                                           | <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement                              | Screens                             |                                         | <input type="checkbox"/> Driveway | # of Cars                     |
| Attic <input type="checkbox"/> None                                                                                                                                                                                                                                           | Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWB <input type="checkbox"/> Radiant | Amenities                           | <input type="checkbox"/> Woodstove(s) # | Onwentry Surface                  |                               |
| <input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs                                                                                                                                                                                                           | <input type="checkbox"/> Other <input type="checkbox"/> Fuel                                       | Fireplace(s) #                      | <input type="checkbox"/> Fence          | <input type="checkbox"/> Garage   | # of Cars                     |
| <input type="checkbox"/> Floor <input type="checkbox"/> Soffit                                                                                                                                                                                                                | Cooling <input type="checkbox"/> Central Air Conditioning                                          | <input type="checkbox"/> Patio/Deck | <input type="checkbox"/> Porch          | <input type="checkbox"/> Carport  | # of Cars                     |
| <input type="checkbox"/> Finished <input type="checkbox"/> Heated                                                                                                                                                                                                             | <input type="checkbox"/> Individual <input type="checkbox"/> Other                                 | <input type="checkbox"/> Pool       | <input type="checkbox"/> Other          | <input type="checkbox"/> Att.     | <input type="checkbox"/> Det. |
|                                                                                                                                                                                                                                                                               |                                                                                                    |                                     |                                         | <input type="checkbox"/> Built-in |                               |
| Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) |                                                                                                    |                                     |                                         |                                   |                               |
| Finished area above grade contains: _____ Rooms _____ Bedrooms _____ Bath(s) _____ Square Feet of Gross Living Area Above Grade                                                                                                                                               |                                                                                                    |                                     |                                         |                                   |                               |
| Additional features (special energy efficient items, etc.) _____                                                                                                                                                                                                              |                                                                                                    |                                     |                                         |                                   |                               |
| Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) _____                                                                                                                                                         |                                                                                                    |                                     |                                         |                                   |                               |

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☐ No, if describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☐ Yes ☐ No, if describe

## URAR Tested in VBB

|                                     |  |                        |  |                |  |
|-------------------------------------|--|------------------------|--|----------------|--|
| <b>Site</b>                         |  | <b>Site Size</b>       |  | <b>Parcels</b> |  |
|                                     |  | 11,997 Sq. Ft.         |  | 1              |  |
| <b>Assessor Parcel Number (APN)</b> |  | <b>APN Description</b> |  | <b>Size</b>    |  |
| 3-1-5-067-055                       |  | Land with Dwelling     |  | 11,997 Sq. Ft. |  |

|                                           |                           |                                                                               |                 |
|-------------------------------------------|---------------------------|-------------------------------------------------------------------------------|-----------------|
| <b>Site (On Site)</b>                     |                           | <b>Property Access</b>                                                        |                 |
| <b>Zoning</b>                             |                           | <b>Primary Access</b>                                                         | Public Street @ |
| Compliance                                | Legal Nonconforming       | <b>Street Access</b>                                                          | Collector       |
| Classification Code                       | A-1A                      | <b>Street Surface</b>                                                         | Asphalt         |
| Classification Code Description           | Agricultural/Residential, | <b>Typical to Market</b>                                                      | Yes             |
|                                           | 1.00 Acre Minimum         |                                                                               |                 |
| <b>Rebuildable to Current Density/Use</b> | Yes                       | <b>Description of Property Access</b> Subject fronts onto a collector street. |                 |

**Description of Zoning Compliance** According to Hawaii Planning and Zoning Office, the subject can be rebuilt if destroyed. Nonconforming to zoning due to smaller lot size than currently allowed. Grandfathered predates current zoning.

|                       |                  |               |
|-----------------------|------------------|---------------|
| <b>Site Influence</b> |                  |               |
| <b>Influence</b>      | <b>Proximity</b> | <b>Detail</b> |
| Busy Roadway          | Bordering        |               |

**Site Influence Commentary** Site fronts to a feeder road through the community which has higher density traffic impacting subject's marketability.

|                                               |                      |               |
|-----------------------------------------------|----------------------|---------------|
| <b>View and Impact to Value/Marketability</b> |                      |               |
| <b>View</b>                                   | <b>Range of View</b> | <b>Impact</b> |
| Residential                                   | Full                 | Neutral       |

**View Commentary** Additional commentary can be added here, if needed by Appraiser.

|                                                       |                     |               |                                                                                                                                                               |
|-------------------------------------------------------|---------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Feature and Impact to Value/Marketability</b> |                     |               |                                                                                                                                                               |
| <b>Feature</b>                                        | <b>Detail</b>       | <b>Impact</b> | <b>Comment</b>                                                                                                                                                |
| <b>Zoning</b>                                         | Legal Nonconforming | Neutral       | No Impact                                                                                                                                                     |
| <b>Hazard Zone</b>                                    | USGS Lava Flow Zone | Adverse       | There is volcanic activity in the Puna District on the southern portion of the island of Hawaii. The subject appears to be located in Volcanic Hazard Zone 2. |
| <b>Site Influence</b>                                 | Busy Roadway        | Adverse       | Site fronts to a feeder road through the community which has higher density traffic impacting subject's marketability.                                        |

**Site Feature Commentary** This comment field is to capture the appraiser's overall comments on site features.

|                                                    |               |                |               |
|----------------------------------------------------|---------------|----------------|---------------|
| <b>Utilities and Impact to Value/Marketability</b> |               |                |               |
|                                                    | <b>Public</b> | <b>Private</b> | <b>Detail</b> |
| Electricity                                        | ✓             |                |               |
| Sanitary Sewer                                     |               | ✓              | Cesspool      |
| Water                                              | ✓             |                |               |

**Utilities Commentary** Cesspools are typical in this jurisdiction.



## Dynamic Sales Grid

Stakeholders gave positive feedback regarding the organization and layout of the updated Sales Comparison Approach and its use of dynamic grids. Concerns over the length and abundance of information were addressed.

### Stakeholder Input

*“Breaking out the differences in the Quality and Condition area for the comparables in more detail **makes it easier to understand the adjustments made.**”*

– SME

*“The **expandable grid** makes it very nice to **address a variety of property features.**”*

– Trade/Industry Association

*“**Lots of detail**, likely won't be of much help in most cases.”*

– Lender

*“The sales grid should be included on **ONE page rather than TWO.** Suggest consolidating.”*

– Appraiser

### Impact on New URAR Design

- The updated sales grid leverages these concerns from stakeholders and reordered sections to make them clearer while keeping the same consistency throughout the report.
- Subsections such as Dwelling, General Information, and "Property Analyzed not Used" had updates with additions and reorganization.

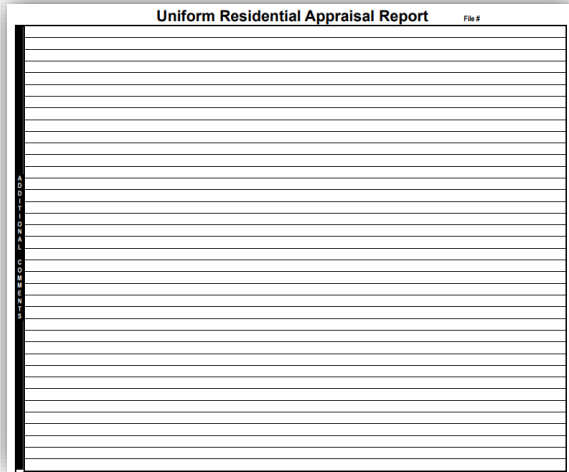
## Replaced General Addenda

Commentary space is placed within the section of the new URAR with which it is associated. For comparison, the legacy form provides commentary space at the end of the form, thus splitting up comments from the reference point.

## Key Benefit

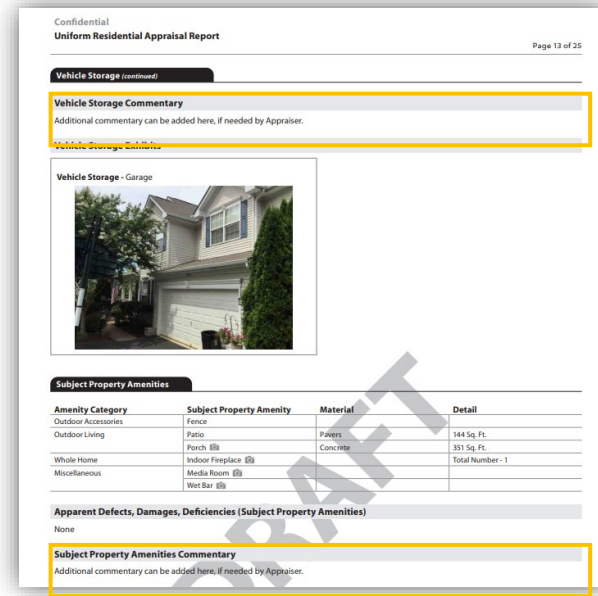
- ✓ By placing commentary within each topic, additional information can be referred to easily, increasing usability for the appraiser, borrower, and lender.

### Legacy Form



The legacy form is a single document titled "Uniform Residential Appraisal Report" with a "File #:" field. It features a large, empty table with many rows and columns, intended for appraisers to enter data and commentary. The table has a vertical header on the left side.

### New URAR



The new URAR form is titled "Confidential Uniform Residential Appraisal Report" and is labeled "Page 13 of 25". It features a "Vehicle Storage" section with a "Vehicle Storage Commentary" box. Below this is a photo of a house with a garage. The form also includes a "Subject Property Amenities" table and a "Subject Property Amenities Commentary" box.

| Amenity Category    | Subject Property Amenity | Material | Detail           |
|---------------------|--------------------------|----------|------------------|
| Outdoor Accessories | Fence                    |          |                  |
| Outdoor Living      | Patio                    | Pavers   | 144 Sq. Ft.      |
|                     | Porch                    | Concrete | 351 Sq. Ft.      |
| Whole Home          | Indoor Fireplace         |          | Total Number - 1 |
| Miscellaneous       | Media Room               |          |                  |
|                     | Wet Bar                  |          |                  |

## Replaced General Addenda

The legacy form requires attachment of a long narrative addendum to discuss non-standardized information. Stakeholders reacted positively to replacement of the addendum with integrated, section-specific commentary in the URAR as tested.

### Stakeholder Input

*“Commentary under each section within site is beneficial.”*  
– Lender

*“Very **simple and clear**. Contains place for all pertinent details. **Helps to have place in this section for appraiser to add commentary** specific to this topic rather than in an addendum located several pages deeper into the report.”*  
– Other

*“The location of all of this data together assists the reader as **it is not necessary to search for commentary throughout the report**. Range of view is beneficial. The additional information on adverse and beneficial site features are also positive.”*  
– Lender

### Impact on New URAR Design

- Most stakeholders were positive about including commentary space within the relevant sections in place of having addenda at the end.
- Multiple updates to the report were made to include ample commentary space within the report as well.

## New Summary Page

In the legacy form, much of the important information pertaining to the property is scattered across various pages. With the inclusion of a dedicated Summary Page in the new URAR, appraisers can easily identify key aspects in a more user-friendly manner.

## URAR Tested in VBB

### Key Benefits

- ✓ The Summary Page presents an easy to digest method of obtaining the most pertinent information about a property.
- ✓ Sets up a designated narrative flow for the rest of the report which allows appraisers to note important pieces of the property.

Single\_Family\_Scenario-1\_v28 Page 2 of 29

123 Fallen Oak Court, Smallville, VA 12345

| General Description            |                       | Effective Date               |                                  |
|--------------------------------|-----------------------|------------------------------|----------------------------------|
| Final Opinion of Value         | \$490,000             | Effective Date               | 09/20/2019                       |
| Final Value Condition          | Subject to Repair     | Overall Quality              | Q4                               |
| Sales Contract Price           | \$489,000             | Overall Condition            | C4                               |
| Borrower Name                  | Mary Jones            | Appraiser Name               | Amy Allen                        |
| Current Owner of Public Record | Michael Jones         | Appraisal Management Company | XYZ Appraisal Management Company |
| Assignment Reason              | Purchase              |                              |                                  |
| Inspection Type                | Interior and Exterior |                              |                                  |
| Listing Status                 | Under Contract        |                              |                                  |
| 3 Year Transfer History        | No                    |                              |                                  |

| Property Description           |                        | Property Rights Appraised |            |
|--------------------------------|------------------------|---------------------------|------------|
| Attachment Type                | Detached               | Property Rights Appraised | Fee Simple |
| Project                        | Not in a Condo or Coop | Units                     | 1          |
| Planned Unit Development (PUD) | Yes                    | Accessory Dwelling Units  | 0          |
| Land Owned in Common           | No                     | Deed Restrictions         | None       |
| Construction Method            | Site Built             | Encroachments             | None       |
| Parcels                        | 1                      |                           |            |

| Apparent Defects, Damages, Deficiencies Summary |                                |             |                                                                                     |                                           |                       |                          |
|-------------------------------------------------|--------------------------------|-------------|-------------------------------------------------------------------------------------|-------------------------------------------|-----------------------|--------------------------|
| Feature                                         | Defects, Damages, Deficiencies | Location    | Comment                                                                             | Affects Soundness or Structural Integrity | Appraisal Requirement | Estimated Cost to Repair |
| Flooring                                        | Discoloration                  | Dining Room | Carpet is stained in one corner of the Dining Room.                                 | No                                        | As Is                 |                          |
| Roof                                            | Damaged Flashing               |             | Flashing is missing on one side of the house which could cause leaks from the roof. | Yes                                       | Repair                | \$500                    |
| <b>Total Cost</b>                               |                                |             |                                                                                     |                                           |                       | <b>\$500</b>             |

Appraiser Reference ID: AA12345  
Client Reference ID: 1234567

## New URAR

### Uniform Residential Appraisal Report

123 FALLEN OAK CT., SMALLVILLE, VA 12345

| SUMMARY                                                                                                                                                                                                            |                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Opinion of Market Value                                                                                                                                                                                            | \$490,000         |
| Market Value Condition                                                                                                                                                                                             | Subject to Repair |
| Final Value Condition Statement: This appraisal is made subject to the itemized list of repairs or alterations below on the basis of a hypothetical condition that the repairs or alterations have been completed. |                   |
| Effective Date of Appraisal                                                                                                                                                                                        | 09/20/2019        |
| Appraiser Name                                                                                                                                                                                                     | Agatha Appraiser  |
| Assignment Reason                                                                                                                                                                                                  | Purchase          |
| Borrower Name                                                                                                                                                                                                      | Betty Borrower    |
| Current Owner of Public Record                                                                                                                                                                                     | Bob Borrower      |
| Contract Price                                                                                                                                                                                                     | \$489,000         |
| Listing Status                                                                                                                                                                                                     | Pending           |

| Property Description           |            | Overall Quality   |    |
|--------------------------------|------------|-------------------|----|
| Construction Method            | Site Built | Overall Quality   | Q4 |
| Attachment Type                | Detached   | Overall Condition | C4 |
| Planned Unit Development (PUD) | Yes        |                   |    |
| Condominium                    | No         |                   |    |
| Cooperative                    | No         |                   |    |
| Subject Site Owned in Common   | No         |                   |    |
| Units Excluding ADUs           | 1          |                   |    |
| Accessory Dwelling Units       | 0          |                   |    |
| Property Rights Appraised      | Fee Simple |                   |    |

| Apparent Defects, Damages, Deficiencies Requiring Action |                 |                                                                                   |                                           |                    |                          |
|----------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------|-------------------------------------------|--------------------|--------------------------|
| Feature                                                  | Location        | Description                                                                       | Affects Soundness or Structural Integrity | Recommended Action | Estimated Cost to Repair |
| Roof                                                     | Section of roof | Damaged roof with missing flashing leaving the roof permeable to water intrusion. | Yes                                       | Repair             | \$1,000                  |
| <b>Total Cost</b>                                        |                 |                                                                                   |                                           |                    | <b>\$1,000</b>           |

Appraiser Reference ID: AA12345  
Client Reference ID: 1234567

## New Summary Page

Generally, stakeholders responded favorably to the inclusion of the Summary Page due to its ability to create an easy-to-absorb snapshot of the most important information in the appraisal.

### Stakeholder Input

*“I like that **at a glance** you can get an idea about the property and transaction. It brings **all of the pertinent appraisal details to the forefront** in an easy to comprehend fashion, including **notable items that may require further action.**”*

– Other

*“Sales Comparison Summary ‘grid’ and photos **should be removed** from this page.”*

– Lender

*“I would suggest **moving the fields with names to the right.**”*

– Vendor

### Impact on New URAR Design

- Respondents on the VBBs liked the formatting and design of the summary page but requested some edits to the order of the information presented.
- In response to this, some sections were reordered to increase clarity and reusability.
- Terminology such as “Effective Date of Appraisal” and “No. of Spaces” were included in order to add clarity.

## Photo Placement Within Relevant Section

The placement of photos is one of the most noticeable changes that stakeholders saw when looking at the URAR tested in VBB. In the legacy form, photos were shown at the end, whereas in the new URAR they are shown in the relevant sections.

### Key Benefits

- ✓ Photos being placed within their relevant sections instead of having them at the end of the report provides more context to that section and allows the photos to make more sense to the user.
- ✓ Readability is improved with the new placement of the visuals. This allows the end-user to more efficiently take in the important information in the new URAR and understand it better.

### URAR Tested in VBB

Uniform Residential Appraisal Report Page 9 of 25

**Dwelling Exterior**

|                            |                  |
|----------------------------|------------------|
| <b>General Description</b> |                  |
| Structure Type             | Mid Rise         |
| Years in Building          | 6                |
| Years to Building          | 2                |
| Year Built                 | 1973 (estimated) |
| Construction Type          | Concrete         |
| Construction Method        | Site Cast        |

**Functional/Condition**

Functional Status: None

**Apparent Defects, Damages, Deficiencies (Dwelling Exterior)**

None

**Dwelling Commentary**

The structure is in overall condition adequate, maintained with several areas that have been updated. There were no noticeable areas of defects within the structure that required work at the time of inspection.

**Dwelling Exhibits**

Dwelling - Subject Front

Dwelling - Subject Rear

© 2020 Fannie Mae and Freddie Mac. Trademarks of respective owners.  
This document relates to the Uniform Mortgage Data Program, an effort undertaken jointly by Fannie Mae and Freddie Mac at the direction of the Federal Housing Finance Agency. Fannie Mae and Freddie Mac are not affiliated with the Uniform Mortgage Data Program.

Appraisal Reference ID: 407786773  
Client Reference ID: 4082046

**Dwelling Exterior (continued)**

**Dwelling Exterior - Subject Left Side**

**Dwelling Exterior - Subject Additional Front View**

**Dwelling Exterior - Subject Right Side**

**Apparent Defects, Damages, Deficiencies**  
Roof - Damaged Flashing

## Photo Placement Within Relevant Section

Stakeholders were extremely satisfied with the new placement of photos within the URAR tested in VBB. Key benefits cited by stakeholders were satisfaction with the additional context that the visuals provided to the text, overall understanding of the property, and better flow.

### Stakeholder Input

*“I believe the layout **strikes the right balance** between information given in the description along **with supporting pictures to document the description.**”*

– Trade/Industry Association

*“Including the exterior **photos with the description helps with overall understanding** of the property.”*

– Lender

*“Like the layout and the differentiated sections within it that prompts the appraiser to provide all of the necessary information. The order of the information flows well. **Very helpful to have the exterior photos here rather than at the end of the report.**”*

– Other

### Impact on New URAR Design

- These positive comments on photos in the tested version of the report reaffirmed the decision to place the photos within certain sections instead of at the end.
- More photos were also included into the final report that were not in the tested version as a result of this positive feedback from respondents.

## Section Order Updates

There is a vast amount of information in the new URAR, and it is crucial for this information to be laid out a highly logical and clear way. One example of a section order update is that the “Approaches to Value” and “Appraisal Summary” sections under “Reconciliation” were reordered.

## Key Benefits

- ✓ Order updates allow the new URAR to flow more logically and provide more clarity.
- ✓ Updates also allow the most important or pertinent information to be shown first in any given tab.

## URAR Tested in VBB

Reconciliation

Appraisal Summary

|                                 |                   |                    |                          |
|---------------------------------|-------------------|--------------------|--------------------------|
| Opinion of Market Value         | \$490,000         | Market or Exposure | Reasonable Exposure Time |
| Appraisal Report Effective Date | 09/20/2019        | Time               | 0-90 Days                |
| Market Value Condition          | Subject to Repair |                    |                          |

**Final Value Condition Statement** This appraisal is made subject to the itemized list of repairs or alterations below on the basis of a hypothetical condition that the repairs or alterations have been completed.

Reconciliation Commentary

The Sales Comparison Approach is the only approach given weight in this report. This area is highly market driven.

Approach to Value

|                      | Sales Comparison Approach | Cost Approach                      | Income Approach                    |
|----------------------|---------------------------|------------------------------------|------------------------------------|
| Indicated Value      | \$490,000                 |                                    |                                    |
| Reason for Exclusion |                           | Not Necessary for Credible Results | Not Necessary for Credible Results |

Itemized List of Repairs

| Feature  | Defects, Damages, Deficiencies | Location    | Comment                                                                             | Affects Livability or Structural Integrity | Appraisal Requirement | Estimated Cost to Repair |
|----------|--------------------------------|-------------|-------------------------------------------------------------------------------------|--------------------------------------------|-----------------------|--------------------------|
| Dwelling |                                |             |                                                                                     |                                            |                       |                          |
| Flooring | Discoloration                  | Dining Room | Carpet is stained in one corner of the Dining Room.                                 | No                                         | As Is                 |                          |
| Roof     | Damaged Flashing               |             | Flashing is missing on one side of the house which could cause leaks from the roof. | Yes                                        | Repair                | \$500                    |
| Total    |                                |             |                                                                                     |                                            |                       | \$500                    |



## New URAR

Reconciliation

Approaches to Value

|                      | Sales Comparison Approach | Income Approach                    | Cost Approach                      |
|----------------------|---------------------------|------------------------------------|------------------------------------|
| Indicated Value      | \$490,000                 |                                    |                                    |
| Reason for Exclusion |                           | Not Necessary for Credible Results | Not Necessary for Credible Results |

Appraisal Summary

|                         |                   |                                                                                                                                           |           |
|-------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Contract Price          | \$489,000         | Reasonable Exposure Time                                                                                                                  | 0-90 Days |
| Opinion of Market Value | \$490,000         | As Is Overall Condition Rating                                                                                                            | CS        |
| Effective Date of Value | 09/20/2019        | Existing condition of the property as of the effective date of this appraisal, excluding all required repairs, alterations or inspections |           |
| Market Value Condition  | Subject to Repair |                                                                                                                                           |           |

**Final Value Condition Statement** This appraisal is made subject to the itemized list of repairs or alterations below on the basis of a hypothetical condition that the repairs or alterations have been completed.

Reconciliation of Market Value

The Sales Comparison Approach is the only approach given weight in this report. This area is highly market driven.

Apparent Defects, Damages, Deficiencies

## Section Order Updates

Stakeholders suggested various areas throughout where the section order could be changed to create a more logical flow. This created an opportunity for the new URAR to show information in an order that makes the most sense for end-users.

### Stakeholder Input

*“We might **recommend switching the order of sections** and putting ‘Approaches to Value’ section first, followed by ‘Appraisal Summary’... This would facilitate a natural ‘funnel down’ to the opinion of value.”*

**- Vendor**

*“**The order of some of the fields could be rearranged to improve the flow of information. I would suggest moving the assignment reason up**, under the market value condition and before sales contract price..”*

**– Lender**

*“I would **change the order of presentation of data**... It seems more logical and less disjointed.”*

**– SME**

### Impact on New URAR Design

- The new URAR features many of the suggested reorder updates made by respondents to improve the clarity of the report.
- Some sections in the report were also split into multiple sections or renamed. For example, the Dwelling tab was split into Dwelling Exterior and Unit Interior.

## Descriptions Without Abbreviations

The legacy form included little room for descriptions and often had to resort to using unclear abbreviations and free form text to display characteristics about the property. In the new URAR, readability is increased by using full descriptions without abbreviations.

### Key Benefits

- ✓ Subjectivity reduced by replacing text with clearly defined elements.
- ✓ Areas for text are now more uniform and accessible.

### Legacy Form

| General Description                                                                                                                                                                                                                                                           | Foundation                                                                                          | Exterior Description materials/condition                               | Interior materials/condition                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Units <input type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit                                                                                                                                                                                           | <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space                         | Foundation Walls                                                       | Floors                                                                                        |
| # of Stories                                                                                                                                                                                                                                                                  | <input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement                    | Exterior Walls                                                         | Walls                                                                                         |
| Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit                                                                                                                                                                     | Basement Area sq. ft.                                                                               | Roof Surface                                                           | Trim/Finish                                                                                   |
| <input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.                                                                                                                                                                     | Basement Finish %                                                                                   | Gutters & Downspouts                                                   | Bath Floor                                                                                    |
| Design (Style)                                                                                                                                                                                                                                                                | <input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump                      | Window Type                                                            | Bath Wainscot                                                                                 |
| Year Built                                                                                                                                                                                                                                                                    | Evidence of <input type="checkbox"/> Infestation                                                    | Storm Sash/Insulated                                                   | Car Storage <input type="checkbox"/> None                                                     |
| Effective Age (Yrs)                                                                                                                                                                                                                                                           | <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement                               | Screens                                                                | <input type="checkbox"/> Driveway # of Cars                                                   |
| Attic <input type="checkbox"/> None                                                                                                                                                                                                                                           | Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant | Amenities <input type="checkbox"/> Woodstove(s) #                      | Driveway Surface                                                                              |
| <input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs                                                                                                                                                                                                           | <input type="checkbox"/> Other <input type="checkbox"/> Fuel                                        | <input type="checkbox"/> Fireplace(s) # <input type="checkbox"/> Fence | <input type="checkbox"/> Garage # of Cars                                                     |
| <input type="checkbox"/> Floor <input type="checkbox"/> Scuttle                                                                                                                                                                                                               | Cooling <input type="checkbox"/> Central Air Conditioning                                           | <input type="checkbox"/> Patio/Deck <input type="checkbox"/> Porch     | <input type="checkbox"/> Carport # of Cars                                                    |
| <input type="checkbox"/> Finished <input type="checkbox"/> Heated                                                                                                                                                                                                             | <input type="checkbox"/> Individual <input type="checkbox"/> Other                                  | <input type="checkbox"/> Pool <input type="checkbox"/> Other           | <input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in |
| Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) |                                                                                                     |                                                                        |                                                                                               |
| Finished area above grade contains:                                                                                                                                                                                                                                           | Rooms                                                                                               | Bedrooms                                                               | Bath(s)                                                                                       |
| Additional features (special energy efficient items, etc.)                                                                                                                                                                                                                    |                                                                                                     |                                                                        | Square Feet of Gross Living Area Above Grade                                                  |
| Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).                                                                                                                                                              |                                                                                                     |                                                                        |                                                                                               |
| Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe                                                           |                                                                                                     |                                                                        |                                                                                               |
| Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe                                                                             |                                                                                                     |                                                                        |                                                                                               |

### New URAR

Confidential  
Uniform Residential Appraisal Report

Page 7 of 25

**Dwelling Exterior**

Dwelling Style Colonial  
Year Built 2004  
Construction Method Site Built  
Converted Area None



**Quality and Condition**

Exterior Quality Rating Q4 Exterior Condition Rating C4

The tables below provide support to the Exterior Quality and Exterior Condition Ratings

**Exterior Features**

| Feature                 | Detail                     | Quality Comment        | Condition Status           | Condition Comment                                                                 |
|-------------------------|----------------------------|------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Exterior Walls and Trim | Vinyl                      | Add comment if needed. | Typical Wear and Tear      | Minor cracks to vinyl typical for age.                                            |
| Foundation              | Poured Concrete   Basement | Add comment if needed. | Typical Wear and Tear      | Add comment if needed.                                                            |
| Roof                    | Composition   11-20 Years  | Add comment if needed. | Damaged and Non-functional | Damaged roof with missing flashing leaving the roof permeable to water intrusion. |
| Windows                 | Thermal Double Hung        |                        | Typical Wear and Tear      | Add comment if needed.                                                            |

**Mechanical System Details**

| System  | Detail          | Other Mechanical Systems | Sump Pump    |
|---------|-----------------|--------------------------|--------------|
| Heating | Forced Warm Air | Natural Gas              | Water Heater |
|         | Heat Pump       | Electric                 |              |
| Cooling | Centralized     |                          |              |
|         | Heat Pump       |                          |              |

**Apparent Defects, Damages, Deficiencies (Dwelling Exterior)**

| Feature | Location        | Description                                                                       | Affects Soundness or Structural Integrity | Recommended Action |
|---------|-----------------|-----------------------------------------------------------------------------------|-------------------------------------------|--------------------|
| Roof    | Section of roof | Damaged roof with missing flashing leaving the roof permeable to water intrusion. | Yes                                       | Repair             |

## Descriptions Without Abbreviations

Stakeholders liked the increased legibility within the URAR tested in VBB. They also appreciated the dedicated space to increase readability and layout of the design.

### Stakeholder Input

*“The ease in locating information. Again, the layout is the strongest part.”*

– Trade/Industry Association

*“The strongest part of the layout is that **its easy to read**. Not too much information on one page.”*

– Trade/Industry Association

*“**Much easier to read** than current format.”*

– Lender

*“The manufactured home section is **very detailed and laid out in a logical sequence** which makes it easy to read and understand. **Critical information is readily visible.**”*

– SME

### Impact on New URAR Design

- The overall layout remained largely unchanged. Based on stakeholder feedback, language and formatting in the report were kept consistent throughout.
- Due to this, the report does not display too much information at once and is spaced appropriately.

## Data Standardization

In place of free-form text, discrete data in the new URAR provides the proper foundation to allow for the needed flexibility required to support future modernization projects.

### Key Benefits

- ✓ Machine readable data allows for better identification of key indicators, increasing productivity.
- ✓ Data in the new URAR is more objective, reducing the chance of repurchasing due to incorrect ratings applied by the appraiser.

### Legacy Form

**Uniform Residential Appraisal Report** File # \_\_\_\_\_

There are \_\_\_\_\_ comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ \_\_\_\_\_ to \$ \_\_\_\_\_.

There are \_\_\_\_\_ comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ \_\_\_\_\_ to \$ \_\_\_\_\_.

| FEATURE                            | SUBJECT               | COMPARABLE SALE # 1   | COMPARABLE SALE # 2   | COMPARABLE SALE # 3   |
|------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Address                            |                       |                       |                       |                       |
| Proximity to Subject               |                       |                       |                       |                       |
| Sale Price                         | \$ _____              | \$ _____              | \$ _____              | \$ _____              |
| Sale Price/Gross Liv. Area         | \$ _____ sq. ft.      | \$ _____ sq. ft.      | \$ _____ sq. ft.      | \$ _____ sq. ft.      |
| Date Source(s)                     |                       |                       |                       |                       |
| Verification Source(s)             |                       |                       |                       |                       |
| VALUE ADJUSTMENTS                  | DESCRIPTION           | DESCRIPTION           | +(-) \$ Adjustment    | DESCRIPTION           |
| Sale or Financing                  |                       |                       |                       |                       |
| Concessions                        |                       |                       |                       |                       |
| Date of Sale/Time                  |                       |                       |                       |                       |
| Location                           |                       |                       |                       |                       |
| Leasehold/Fee Simple               |                       |                       |                       |                       |
| Site                               |                       |                       |                       |                       |
| View                               |                       |                       |                       |                       |
| Design (Style)                     |                       |                       |                       |                       |
| Quality of Construction            |                       |                       |                       |                       |
| Actual Age                         |                       |                       |                       |                       |
| Condition                          |                       |                       |                       |                       |
| Above Grade                        | Total Bdrms. Baths    | Total Bdrms. Baths    |                       | Total Bdrms. Baths    |
| Room Count                         |                       |                       |                       |                       |
| Gross Living Area                  | sq. ft.               | sq. ft.               |                       | sq. ft.               |
| Basement & Finished                |                       |                       |                       |                       |
| Rooms Below Grade                  |                       |                       |                       |                       |
| Functional Utility                 |                       |                       |                       |                       |
| Heating/Cooling                    |                       |                       |                       |                       |
| Energy Efficient Items             |                       |                       |                       |                       |
| Garage/Carport                     |                       |                       |                       |                       |
| Porch/Patio/Deck                   |                       |                       |                       |                       |
| Net Adjustment (Total)             | Net Adj. Gross Adj. % | Net Adj. Gross Adj. % | Net Adj. Gross Adj. % | Net Adj. Gross Adj. % |
| Adjusted Sale Price of Comparables |                       |                       |                       |                       |

All comments and data in this report refer to a version of the URAR developed and tested in 2020.

### New URAR

**Sales Comparison Approach**

| General Information                 | Subject Property                                 | Comparable #1                                    | Comparable #2                                    | Comparable #3                                    |
|-------------------------------------|--------------------------------------------------|--------------------------------------------------|--------------------------------------------------|--------------------------------------------------|
| Property Address                    | 123 Fallen Oak Ct., Smithville, VA 12345         | 241 Rapid Creek Ln., Smithville, VA 12345        | 188 Fallen Oak Ct., Smithville, VA 12345         | 210 Cannon Ball Rd., Smithville, VA 12345        |
| Data Source                         | MLS 123456 (Public Record)                       | MLS 134567 (Public Record)                       | MLS 145678 (Public Record)                       | MLS 156789 (Public Record)                       |
| Proximity to Subject                | 0.17 Miles N                                     | 0.06 Miles N                                     | 0.04 Miles NE                                    | 0.14 Miles NE                                    |
| List Price                          | \$489,000                                        | \$460,000                                        | \$449,000                                        | \$525,000                                        |
| Listing Status                      | Pending                                          | Settled Sale                                     | Settled Sale                                     | Settled Sale                                     |
| Contract/Sale Price                 | \$489,000                                        | \$460,000                                        | \$450,000                                        | \$520,000                                        |
| Sales Concessions                   | \$5,000                                          | \$8,500                                          | \$0                                              | \$10,400                                         |
| Contract Date                       | 09/17/2019                                       | 07/22/2019                                       | 08/05/2019                                       | 07/02/2019                                       |
| Closing Date                        | 08/17/2019                                       | 09/10/2019                                       | 09/10/2019                                       | 08/31/2019                                       |
| Days on Market                      | 12                                               | 12                                               | 6                                                | 14                                               |
| Property Rights Appraised           | Fee Simple                                       | Fee Simple                                       | Fee Simple                                       | Fee Simple                                       |
| Site                                | 14,950 Sq. Ft.                                   | 17,886 Sq. Ft.                                   | 13,038 Sq. Ft.                                   | 16,039 Sq. Ft.                                   |
| Neighborhood Name                   | Sunnyvale                                        | Sunnyvale                                        | Hillside                                         | Hillside                                         |
| Topography                          | Rolling                                          | Rolling                                          | Rolling                                          | Flat                                             |
| Site Influence (Location)           | Residential                                      | Residential                                      | Residential                                      | Residential                                      |
| View / Range                        | Residential / Full                               | Residential / Full                               | Residential / Full                               | Residential / Full                               |
| Dwelling (s)                        | Year Built: 2004, Colonial                       | Year Built: 2004, Colonial                       | Year Built: 2004, Colonial                       | Year Built: 2001, Colonial                       |
| Heating                             | Forced Warm Air / Natural Gas                    | Forced Warm Air / Natural Gas                    | Forced Warm Air / Natural Gas                    | Forced Warm Air / Natural Gas                    |
| Cooling                             | Centralized                                      | Centralized                                      | Centralized                                      | Centralized                                      |
| Energy Efficient and Green Features | Efficiency Rating: RESNET HERF (62)              | None                                             | RESNET HERF (61)                                 | None                                             |
| Units                               | Unfinished Area Above Grade (GLA): 3,002 Sq. Ft. | Unfinished Area Above Grade (GLA): 3,260 Sq. Ft. | Unfinished Area Above Grade (GLA): 2,804 Sq. Ft. | Unfinished Area Above Grade (GLA): 2,816 Sq. Ft. |
| Unfinished Area Below Grade         | 1,300 Sq. Ft.                                    | 0 Sq. Ft.                                        | 1,200 Sq. Ft.                                    | 1,338 Sq. Ft.                                    |
| Unfinished Area Below Grade         | 230 Sq. Ft.                                      | 1,624 Sq. Ft.                                    | 65 Sq. Ft.                                       | 148 Sq. Ft.                                      |
| Basement Access                     | Walk Out                                         | Walk Up                                          | Walk Up                                          | Walk Out                                         |

This communication relates to the Uniform Mortgage Data Program®, an effort undertaken jointly by Fannie Mae and Freddie Mac at the direction of the Federal Housing Finance Agency.

## USPAP Compliance

The legacy form missed opportunities to align with USPAP, such as helping to ensure consistency across verbiage and relevant data points. Aligning the new URAR with USPAP means that all reports follow the same guidelines related to wording and compliance.

### Key Benefits

- ✓ USPAP compliance supports inclusion of all necessary data points.
- ✓ Subjectivity reduced by replacing text with clearly defined elements.

## New URAR

### Cert-5 Variations for Onsite Inspections

5. I personally performed an onsite inspection of the interior and exterior areas of the subject property. I reported the readily observable condition of the improvements in factual, specific terms. I identified and reported any known physical deficiencies that could affect the soundness or structural integrity of the property.
5. I personally performed an inspection of the exterior areas of the subject property from at least the street. I reported the readily observable condition of the improvements in factual, specific terms. I reported any known physical deficiencies that could affect the soundness or structural integrity of the property.
5. I did not personally perform an onsite inspection of the subject property as part of this appraisal assignment. I reported the condition of the improvements in factual, specific terms, relying on subject property information data sources I considered reliable. I reported any known physical deficiencies that could affect the soundness or structural integrity of the property.

### Highest and Best Use

#### Highest and Best Use

Is the present use of the subject property ...

|                     |     |                      |     |
|---------------------|-----|----------------------|-----|
| Legally Permissible | Yes | Financially Feasible | Yes |
| Physically Possible | Yes | Maximally Productive | Yes |

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No

#### Highest and Best Use Commentary

Additional commentary can be added here, if needed by Appraiser.

### Cert-26 Variations for Prior Services

26. I have not performed any service regarding the subject property within the three years preceding the agreement to perform this assignment.

26. I have performed services regarding the subject property within the three years preceding the agreement to perform this assignment.

Description of Prior Services:

## USPAP Compliance

Stakeholders made suggestions to update various verbiage and information in the URAR tested in VBB to become more compliant with USPAP. New data points were added, and some legacy wording was updated.

### Stakeholder Input

*“USPAP requires the appraiser to state ‘The effective date of value and the date of the report.’ You mix the two terms and come up with: ‘Appraisal Report Effective Date.’*

– Appraiser

*“Certification section should include section for prior services, exposure time and should be amendable as certain USPAP or other requirements change.”*

– Lender

*“Exposure Time should be added underneath Marketing Time as they are different and required by USPAP.”*

– Appraiser

### Impact on New URAR Design

- The new URAR includes a heavier emphasis on capturing data to facilitate USPAP compliance.
- Data points were added to support USPAP, such as:
  - Marketing Time
  - Reasonable Exposure Time
  - Effective Date of Appraisal
  - Date of Signature and Report

## Review Process

The inclusion of more discrete, machine-readable data will allow stakeholders to implement more streamlined review processes.

### Key Benefits

- ✓ Information in the new URAR can be more easily flagged for risk.
- ✓ Information is better organized, more granular, and clearer to understand, potentially reducing correction requests.
- ✓ The report is specific to each property's characteristics without being locked into a single form number/property type (e.g., site condos).

### Legacy Form

| General Description                                                                                       | Foundation                                                                                          | Exterior Description                                                   | materials/condition | Interior                                                                                      | materials/condition |
|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------|---------------------|
| Units <input type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit                       | <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space                         | Foundation Walls                                                       |                     | Floors                                                                                        |                     |
| # of Stories                                                                                              | <input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement                    | Exterior Walls                                                         |                     | Walls                                                                                         |                     |
| Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit | Basement Area sq. ft.                                                                               | Roof Surface                                                           |                     | Trim/Finish                                                                                   |                     |
| <input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const. | Basement Finish %                                                                                   | Gutters & Downspouts                                                   |                     | Bath Floor                                                                                    |                     |
| Design (Style)                                                                                            | <input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump                      | Window Type                                                            |                     | Bath Wainscot                                                                                 |                     |
| Year Built                                                                                                | Evidence of <input type="checkbox"/> Infestation                                                    | Storm Sash/Insulated                                                   |                     | Car Storage <input type="checkbox"/> None                                                     |                     |
| Effective Age (Yrs)                                                                                       | <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement                               | Screens                                                                |                     | <input type="checkbox"/> Driveway # of Cars                                                   |                     |
| Attic <input type="checkbox"/> None                                                                       | Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant | Amenities <input type="checkbox"/> Woodstove(s) #                      |                     | Driveway Surface                                                                              |                     |
| <input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs                                       | <input type="checkbox"/> Other Fuel                                                                 | <input type="checkbox"/> Fireplace(s) # <input type="checkbox"/> Fence |                     | <input type="checkbox"/> Garage # of Cars                                                     |                     |
| <input type="checkbox"/> Floor <input type="checkbox"/> Scuttle                                           | Cooling <input type="checkbox"/> Central Air Conditioning                                           | <input type="checkbox"/> Patio/Deck <input type="checkbox"/> Porch     |                     | <input type="checkbox"/> Carport # of Cars                                                    |                     |
| <input type="checkbox"/> Finished <input type="checkbox"/> Heated                                         | <input type="checkbox"/> Individual <input type="checkbox"/> Other                                  | <input type="checkbox"/> Pool <input type="checkbox"/> Other           |                     | <input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in |                     |

### New URAR

| Exterior Features       |                            |                        |                            |                                                                                   |
|-------------------------|----------------------------|------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Feature                 | Detail                     | Quality Comment        | Condition Status           | Condition Comment                                                                 |
| Exterior Walls and Trim | Vinyl                      | Add comment if needed. | Typical Wear and Tear      | Minor cracks to vinyl typical for age.                                            |
| Foundation              | Poured Concrete   Basement | Add comment if needed. | Typical Wear and Tear      | Add comment if needed.                                                            |
| Roof                    | Composition   11-20 Years  | Add comment if needed. | Damaged and Non-functional | Damaged roof with missing flashing leaving the roof permeable to water intrusion. |
| Windows                 |                            | Thermal Double Hung    | Typical Wear and Tear      | Add comment if needed.                                                            |

## Unit Updates

The legacy form does not provide the space needed to explore and detail many aspects of a property that can be important when evaluating its value. The new URAR provides dedicated areas for specific details on bathrooms and kitchens.

### Legacy Form



### URAR Tested in VBB



### New URAR

| General Description                                                                                                                                                                                                                                                           |                                                                             | Foundation                                                                                         |                                           | Exterior Description                    |                                         | Interior                        |                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------|--------------------------------|
| Units <input type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit                                                                                                                                                                                           | <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space | <input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement                   | <input type="checkbox"/> Foundation Walls | <input type="checkbox"/> Full Basement  | <input type="checkbox"/> Exterior Walls | <input type="checkbox"/> Floors | <input type="checkbox"/> Walls |
| # of Stories                                                                                                                                                                                                                                                                  |                                                                             | Basement Area                                                                                      | sq. ft.                                   | Roof Surface                            | Trim/Finish                             |                                 |                                |
| Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit                                                                                                                                                                      |                                                                             | Basement Finish                                                                                    | %                                         | Gutters & Downspouts                    | Bath Floor                              | Bath Window                     |                                |
| <input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.                                                                                                                                                                     |                                                                             | <input type="checkbox"/> Outside Entry/Exit                                                        | <input type="checkbox"/> Sump Pump        | Window Type                             | Car Storage                             | <input type="checkbox"/> None   |                                |
| Design (Style)                                                                                                                                                                                                                                                                |                                                                             | Evidence of <input type="checkbox"/> Infestation                                                   | <input type="checkbox"/> Screens          | Storm Sash/Insulated                    | Driveway                                | # of Cars                       |                                |
| Year Built                                                                                                                                                                                                                                                                    |                                                                             | <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement                              |                                           |                                         |                                         |                                 |                                |
| Effective Age (Yrs)                                                                                                                                                                                                                                                           |                                                                             |                                                                                                    |                                           |                                         |                                         |                                 |                                |
| Attic                                                                                                                                                                                                                                                                         | <input type="checkbox"/> None                                               | Heating <input type="checkbox"/> FWH <input type="checkbox"/> HWB <input type="checkbox"/> Radiant | Amenities                                 | <input type="checkbox"/> Woodstove(s) # | Driveway Surface                        |                                 |                                |
| <input type="checkbox"/> Drop Star                                                                                                                                                                                                                                            | <input type="checkbox"/> Stairs                                             | <input type="checkbox"/> Other                                                                     | <input type="checkbox"/> Fuel             | <input type="checkbox"/> Fireplace(s) # | <input type="checkbox"/> Garage         | # of Cars                       |                                |
| <input type="checkbox"/> Floor                                                                                                                                                                                                                                                | <input type="checkbox"/> Scuttle                                            | Cooling <input type="checkbox"/> Central Air Conditioning                                          | <input type="checkbox"/> Patio/Deck       | <input type="checkbox"/> Porch          | <input type="checkbox"/> Carport        | # of Cars                       |                                |
| <input type="checkbox"/> Finished                                                                                                                                                                                                                                             | <input type="checkbox"/> Heated                                             | <input type="checkbox"/> Individual                                                                | <input type="checkbox"/> Other            | <input type="checkbox"/> Pool           | <input type="checkbox"/> Other          |                                 |                                |
| Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) |                                                                             |                                                                                                    |                                           |                                         |                                         |                                 |                                |
| Finished area above grade contains: Rooms Bedrooms Bath(s) Square Feet of Gross Living Area Above Grade                                                                                                                                                                       |                                                                             |                                                                                                    |                                           |                                         |                                         |                                 |                                |
| Additional features (special energy efficient items, etc.)                                                                                                                                                                                                                    |                                                                             |                                                                                                    |                                           |                                         |                                         |                                 |                                |
| Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)                                                                                                                                                               |                                                                             |                                                                                                    |                                           |                                         |                                         |                                 |                                |

Single Family

Unit (continued)

Full Bathroom

Feature

Cabinetry

Countertop

Flooring

Lighting Fixtures

Plumbing Fixtures

Walls and Ceiling

Full Bathroom

Feature

Cabinetry

Countertop

Flooring

Lighting Fixtures

Plumbing Fixtures

Walls and Ceiling

Remaining Inte

Feature

Appliances

Cabinetry

Countertop

Flooring

Lighting Fixtures

Plumbing Fixtures

Walls and Ceiling

Single Family\_Scenario-1\_v28

Page 11 of 29

Unit (continued)

Kitchen - Level 1

| Feature           | Material  | Detail                                                                                                   |
|-------------------|-----------|----------------------------------------------------------------------------------------------------------|
| Appliances        |           | 1 Cooktop<br>1 Dishwasher<br>1 Disposal<br>1 Double Oven<br>1 Microwave<br>1 Refrigerator<br>1 Vent Hood |
| Cabinetry         | Wood      |                                                                                                          |
| Countertop        | Corian    |                                                                                                          |
| Flooring          | Wood      |                                                                                                          |
| Lighting Fixtures |           | Recessed Lighting                                                                                        |
| Plumbing Fixtures | Synthetic | Double Sink                                                                                              |
| Walls and Ceiling | Drywall   | 9 Feet                                                                                                   |



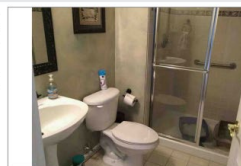
Half Bathroom - Level B1

| Feature           | Material         | Detail      |
|-------------------|------------------|-------------|
| Cabinetry         | Wood             |             |
| Flooring          | Ceramic          |             |
| Lighting Fixtures |                  | Wall Sconce |
| Plumbing Fixtures | Enamel/Porcelain | Single Sink |
| Walls and Ceiling | Drywall          | 8 Feet      |



Full Bathroom - Level 1

| Feature           | Material                 | Detail                          |
|-------------------|--------------------------|---------------------------------|
| Flooring          | Ceramic                  |                                 |
| Lighting Fixtures |                          | Vanity Lighting                 |
| Plumbing Fixtures | Ceramic/Enamel/Porcelain | Shower<br>Single Sink<br>Toilet |
| Walls and Ceiling | Drywall                  | 9 Feet                          |



Appraiser Reference ID AA12345  
Client Reference ID 1234567

Confidential  
Uniform Residential Appraisal Report

Page 9 of 25

Dwelling Interior (continued)

| Quality and Condition | Interior Quality Rating | Q4 | Interior Condition Rating | C4 |
|-----------------------|-------------------------|----|---------------------------|----|
|-----------------------|-------------------------|----|---------------------------|----|

The following tables provide support to the Interior Quality and Interior Condition Ratings

| Kitchen and Bathroom Details | Room          | Update Status | Time Frame | Quality Comment                                                        | Condition Status      | Condition Comment                           |
|------------------------------|---------------|---------------|------------|------------------------------------------------------------------------|-----------------------|---------------------------------------------|
| Kitchen B1s                  | Not Updated   |               |            | Ceramic countertops, double ovens, hardwood floors                     | Typical Wear and Tear | Add comment if needed.                      |
| Full Bathroom B1s            | Not Updated   |               |            | Double sink with separate shower and extra large tub, ceramic flooring | Typical Wear and Tear | Add comment if needed.                      |
| Full Bathroom B1s            | Not Updated   |               |            | Ceramic flooring                                                       | Typical Wear and Tear | Add comment if needed.                      |
| Full Bathroom B1s            | Not Updated   |               |            | Ceramic flooring                                                       | Typical Wear and Tear | Add comment if needed.                      |
| Half Bathroom B1s            | Fully Updated | 6-10 Years    |            | Ceramic flooring                                                       | Typical Wear and Tear | Basement half bath newer than rest of house |

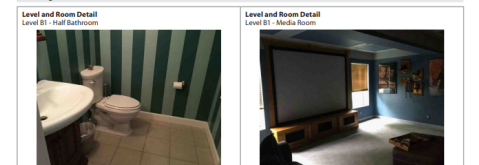
| Interior Features  | Feature                        | Detail                                                                        | Quality Comment                                            | Condition Status       | Condition Comment      |
|--------------------|--------------------------------|-------------------------------------------------------------------------------|------------------------------------------------------------|------------------------|------------------------|
| Flooring           | Carpet                         |                                                                               | Original carpet, stained in one corner in the Dining Room. | Damaged and Functional | Add comment if needed. |
|                    | Ceramic                        | All baths                                                                     | Typical Wear and Tear                                      |                        | Add comment if needed. |
|                    | Engineered Wood                | Throughout basement                                                           | Typical Wear and Tear                                      |                        | Add comment if needed. |
| Walls and Ceilings | Hardwood                       | 8 ft. x 10 ft. 12 ft. x 12 ft. 2 or more stories                              | Typical Wear and Tear                                      |                        | Add comment if needed. |
|                    | Cathedral or Cathedral Ceiling | 2 story family room, cathedral ceiling in media room, 10 ft. ceiling in level | Typical Wear and Tear                                      |                        | Add comment if needed. |

| Accessibility Features for Individuals with Disabilities | Feature | Comment                           |
|----------------------------------------------------------|---------|-----------------------------------|
| Shower                                                   |         | Shower is handicapped accessible. |

| Apparent Defects, Damages, Deficiencies (Dwelling Interior) | Feature      | Location    | Description                                         | Affects Soundness or Structural Integrity | Recommended Action |
|-------------------------------------------------------------|--------------|-------------|-----------------------------------------------------|-------------------------------------------|--------------------|
|                                                             | Flooring B1s | Dining Room | Carpet is stained in one corner of the Dining Room. | No                                        | None               |

| Dwelling Interior Commentary                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Basement has a custom finished wet bar including wood cabinets and countertops. Media room has custom cabinetry for speakers and media devices. |

Dwelling Interior Exhibits



Appraisal Version 3  
Appraiser Reference ID AA12345  
Client Reference ID 1234567

## Unit Updates

Stakeholders called attention to other aspects of a property that may need additional detail. Based on this feedback, new information was added to the new URAR.

### Stakeholder Input

*“Add flooring to the kitchen and bathroom details section, since this is typically different from the rest of the house. In the Interior Features section, the flooring would then be for the remainder of the home.”*

– Lender

*“Comment section for Unit Mechanical System Details, in order to **address if something uncommon to the area** is adequate to heat the home and/or impairment to marketability.”*

– Lender

*“Mechanical System Details also need[s] to have a **column for whether the HVAC is at each unit of the project or a centralized/shared system.**”*

– Lender

### Impact on New URAR Design

- The new URAR will allow all flooring materials and condition for each Unit.
- The new URAR made significant improvements upon the legacy form by including granular data to detail important aspects of a property.
- The new URAR will have project amenities and utilities included in the association fee.

## Accessory Dwelling Units

The legacy form did not have as much space for details on accessory dwelling units on properties and this left out necessary context on the properties being described. The new URAR provides more room for these units to be detailed.

### Key Benefits

- ✓ Additional details on accessory dwelling units provide more context to the property being described.

### Legacy Form

| General Description                                                                                                                                                                                                                                                           | Foundation                                                                                          | Exterior Description                                                   | materials/condition | Interior                                                                                      | materials/condition |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------|---------------------|
| Units <input type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit                                                                                                                                                                                           | <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space                         | Foundation Walls                                                       |                     | Floors                                                                                        |                     |
| # of Stories                                                                                                                                                                                                                                                                  | <input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement                    | Exterior Walls                                                         |                     | Walls                                                                                         |                     |
| Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit                                                                                                                                                                      | Basement Area sq. ft.                                                                               | Roof Surface                                                           |                     | Trim/Finish                                                                                   |                     |
| <input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.                                                                                                                                                                     | Basement Finish %                                                                                   | Gutters & Downspouts                                                   |                     | Bath Floor                                                                                    |                     |
| Design (Style)                                                                                                                                                                                                                                                                | <input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump                      | Window Type                                                            |                     | Bath Wainscot                                                                                 |                     |
| Year Built                                                                                                                                                                                                                                                                    | Evidence of <input type="checkbox"/> Infestation                                                    | Storm Sash/Insulated                                                   |                     | Car Storage <input type="checkbox"/> None                                                     |                     |
| Effective Age (Yrs)                                                                                                                                                                                                                                                           | <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement                               | Screens                                                                |                     | <input type="checkbox"/> Driveway # of Cars                                                   |                     |
| Attic <input type="checkbox"/> None                                                                                                                                                                                                                                           | Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant | Amenities <input type="checkbox"/> Woodstove(s) #                      |                     | Driveway Surface                                                                              |                     |
| <input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs                                                                                                                                                                                                           | <input type="checkbox"/> Other Fuel                                                                 | <input type="checkbox"/> Fireplace(s) # <input type="checkbox"/> Fence |                     | <input type="checkbox"/> Garage # of Cars                                                     |                     |
| <input type="checkbox"/> Floor <input type="checkbox"/> Scuttle                                                                                                                                                                                                               | Cooling <input type="checkbox"/> Central Air Conditioning                                           | <input type="checkbox"/> Patio/Deck <input type="checkbox"/> Porch     |                     | <input type="checkbox"/> Carport # of Cars                                                    |                     |
| <input type="checkbox"/> Finished <input type="checkbox"/> Heated                                                                                                                                                                                                             | <input type="checkbox"/> Individual <input type="checkbox"/> Other                                  | <input type="checkbox"/> Pool <input type="checkbox"/> Other           |                     | <input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in |                     |
| Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) |                                                                                                     |                                                                        |                     |                                                                                               |                     |
| Finished area above grade contains: Rooms Bedrooms Bath(s) Square Feet of Gross Living Area Above Grade                                                                                                                                                                       |                                                                                                     |                                                                        |                     |                                                                                               |                     |
| Additional features (special energy efficient items, etc.)                                                                                                                                                                                                                    |                                                                                                     |                                                                        |                     |                                                                                               |                     |
| Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).                                                                                                                                                              |                                                                                                     |                                                                        |                     |                                                                                               |                     |
| Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe                                                           |                                                                                                     |                                                                        |                     |                                                                                               |                     |
| Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe                                                                             |                                                                                                     |                                                                        |                     |                                                                                               |                     |

### New URAR

| Unit Interior - Standalone ADU         |                                        |               |             |                                                   |
|----------------------------------------|----------------------------------------|---------------|-------------|---------------------------------------------------|
| <b>Area Breakdown</b>                  | <b>Levels in Unit</b>                  |               |             |                                                   |
| Finished Above Grade (GLA) 464 Sq. Ft. | 1                                      |               |             |                                                   |
| Unfinished Above Grade 0 Sq. Ft.       | <b>Occupancy</b> Owner                 |               |             |                                                   |
| Finished Below Grade 0 Sq. Ft.         | <b>Utilities Separately Metered</b> No |               |             |                                                   |
| Unfinished Below Grade 0 Sq. Ft.       | <b>Total Bedrooms</b> 0                |               |             |                                                   |
| <b>GLA Data Source</b> Assessor Record | <b>Total Bathrooms - Full</b> 1        |               |             |                                                   |
| MLS                                    | <b>Total Bathrooms - Half</b> 0        |               |             |                                                   |
| Physical Measurement                   |                                        |               |             |                                                   |
| <b>Unit is an ADU</b> Yes              |                                        |               |             |                                                   |
| Legally Rentable Yes                   |                                        |               |             |                                                   |
| Data Source Assessor Record            |                                        |               |             |                                                   |
| Typical for Market Yes                 |                                        |               |             |                                                   |
| Ingress/Egress Exterior Access Only    |                                        |               |             |                                                   |
| Separate Postal Address No             |                                        |               |             |                                                   |
| <b>Level and Room Detail</b>           |                                        |               |             |                                                   |
| <b>Level</b>                           | <b>Grade Level Detail</b>              | <b>Finish</b> | <b>Area</b> | <b>Room Summary</b>                               |
| 1                                      | Above Grade                            | Finished      | 464 Sq. Ft. | 1 - Bath - Full<br>1 - Kitchen<br>1 - Living Room |

## Accessory Dwelling Units

Stakeholders in the VBBs provided additional feedback on the accessory dwelling unit sections, with most saying they liked this additional information and wanted even more included. This reaffirmed the decision to include this detail in the new URAR.

### Stakeholder Input

*“The layout looks good. Like that this section advises if there is an **accessory unit** on the property.”*

– SME

*“**There should be additional zoning questions**, such as: 1) Is single family residential an allowable use? 2) Is 2-4 Family an allowable use? 3) Are there any other general uses allowed (select all that apply) 3) Does the zoning district allow for **accessory units**? 4) Does the property conform to the set back requirements? 5) Does the property conform to the density requirements? 6) Does the property conform to the Parking requirements?”*

– Appraiser

### Impact on New URAR Design

- The new URAR provides more detail on accessory dwelling units compared to the older legacy forms.
- For example, the report now collects the same level of information on the ADU as the Unit, as well as ADU specific questions.



# Next Steps and Resources

# Next Steps

- The details of the new URAR are currently being finalized by the GSEs. The report is under review and undergoing pressure tests to ensure accuracy and usability.
- We heard loud and clear that **appraiser education is key**. Additional training and educational resources beyond this report will be rolled out along with the new URAR.
- We greatly appreciate the input received from 107 stakeholders during the redesign journey. If you would like to participate in future collaborative research efforts conducted by the GSEs, or if you have additional questions or suggestions related to the new URAR, please share them with us at [UAD@FreddieMac.com](mailto:UAD@FreddieMac.com) and [UAD\\_Info@FannieMae.com](mailto:UAD_Info@FannieMae.com).

# Resources

## Fannie Mae links

### Overview

- [UMDP Fact Sheet](#)
- [UAD Overview](#)
- [UAD Redesign Overview](#)
- [UAD Redesign Timeline](#)

### FAQs

- [UAD Redesign FAQs](#)
- [UAD Common Questions and Answers](#)

### More Information

- [UAD Contact Form](#)
- [Legacy Form](#)
- [UAD Homepage](#)

## Freddie Mac links

### Overview

- [UAD Overview](#)
- [Fact Sheet](#)
- [UAD Redesign Snapshot](#)
- [UAD Redesign Timeline](#)

### FAQs

- [UAD Redesign FAQs](#)
- [UAD Common Questions and Answers](#)

### More Information

- [UAD Homepage](#)