

Loan Delivery Information for Temporary Appraisal COVID-19 Flexibilities

Fannie Mae is allowing temporary flexibilities to our appraisal requirements in response to the COVID-19 national emergency as announced in Lender Letter [LL-2020-04, Impact of COVID-19 on Appraisals](#).

Per LL-2020-04, we are not requiring lenders to submit new data describing the Appraisal Method or Property Valuation Form in Loan Delivery to utilize the flexibilities. However, should lenders have the ability to submit accurate data that describes the flexibilities used, they are encouraged to do so.

The Loan Delivery application and business rules will support the temporary flexibilities allowing for exterior-only inspection appraisals and desktop appraisals at the time the loan is sold to Fannie Mae.

The table below provides the Loan Delivery fields that are applicable to an exterior-only inspection appraisal or a desktop appraisal, as well as additional information to assist in delivering the fields.

Loan Delivery Data Requirements for Exterior-only and Desktop Appraisals					
Sort ID	ULDD Data Point Name	Field Name in Loan Delivery	Details	Exterior-Only	Desktop
89	PropertyValuationMethodType	Appraisal Method	The method by which the property value was assessed.	DriveBy	DesktopAppraisal
85	PropertyValuationFormType	Property Valuation Form	The form or document used to provide the property valuation.	ExteriorOnlyInspectionResidentialAppraisalReport (Form 2055) ExteriorOnlyInspectionIndividualCondominiumUnitAppraisalReport (Form 1075) ExteriorOnlyInspectionIndividualCooperativeInterestAppraisalReport (Form 2095) SmallResidentialIncomePropertyAppraisalReport (Form 1025) ManufacturedHomeAppraisalReport (Form 1004C)	UniformResidentialAppraisalReport (Form 1004) IndividualCondominiumUnitAppraisalReport (Form 1073) IndividualCooperativeInterestAppraisalReport (Form 2090) SmallResidentialIncomePropertyAppraisalReport (Form 1025) ManufacturedHomeAppraisalReport (Form 1004C)

Temporary Appraisal Related Edit Flexibilities

We recognize that lenders may not be able to add all appraisal form numbers and methods in their current ULDD XML import file. Loan Delivery will support the delivery of loans in those instances. As a reminder, the Loan Delivery user interface can also be used to manually provide the data. The Appraisal Method and Property Valuation Form fields are located in the Appraisal Information sub-section of the Property section on the Loan Details page in Loan Delivery:



Appraisal Information			
Appraisal Amount 320000	Appraisal Document File ID [Redacted]	Appraisal Effective Date [Redacted]	Attachment Type Attached ▼
Construction Method Site Built ▼	Manufactured Home Width [Redacted] ▼	Appraisal Method Desktop Appraisal × ▼	Property Valuation Form FNM 1004 - Uniform ▼
Investor Collateral Program Identifier [Redacted] × ▼	Appraiser's State License Number [Redacted]	Supervisory Appraiser's State License Number [Redacted]	AVM Model Name [Redacted] × ▼

Frequently Asked Questions (FAQs)

Q1. Am I required to provide new information to Loan Delivery regarding desktop or exterior-only inspection appraisals in order to use appraisal flexibilities in Lender Letter LL-2020-04?

No, lenders are not required to have updated delivery information reflecting the use of a desktop appraisal or exterior-only inspection appraisal as noted in Lender Letter LL-2020-04. Lenders that are able to provide accurate data about the appraisal method that was used are encouraged to do so in accordance with the guidance provided in the tables above. Lenders that are not able to submit data reflecting the desktop appraisal or exterior-only inspection appraisal should enter "Full Appraisal" in the Appraisal Method field.

Q2. Are Loan Delivery and EarlyCheck ready to accept an exterior-only inspection appraisal or desktop appraisal?

Loan Delivery and EarlyCheck (and the supporting business rule edits) are now prepared to accommodate the temporary appraisal flexibilities at delivery at this time. Lenders must ensure the correct form is reported to the Uniform Collateral Data Portal® (UCDP®) and that the Map Reference ID has been correctly populated on the Appraisal Report as required by Lender Letter LL-2020-04. Lenders are not required to provide the new appraisal methods and forms that were used in Loan Delivery, but they are encouraged to do so if they have the capability.

Q3. Can I manually enter the appraisal method and/or appraisal forms in Loan Delivery if my ULDD XML import delivery file cannot be updated?

Yes. The new appraisal forms and appraisal methods may be entered in the Loan Delivery user interface today to support exterior-only inspection appraisals and desktop appraisals. The fields are located in the Property section on the Loan Details page in Loan Delivery.

Q4. The appraisal flexibilities guidelines reference for exterior-only inspection appraisals the loan being refinanced must be owned by Fannie Mae for limited cash-out refinances. Am I required to include the original Fannie Mae loan number when delivering these loans?

No. Lenders are not required to deliver the original Fannie Mae loan number when using an exterior-only inspection appraisal for limited cash-out refinances where the loan being refinanced is owned by Fannie Mae. Lenders should review the guidance provided in LL-2020-04 for further information on identification of a Fannie Mae loan number.



Q5. **Am I required to provide a Document File Identifier (Doc File ID) from UCDP in Loan Delivery when delivering a loan using the temporary COVID-19 appraisal flexibilities?**

Yes. Appraisal report forms for all conventional mortgages delivered to the Fannie Mae must be submitted to UCDP prior to the delivery date of the mortgage if an appraisal report is required, including the forms used for an exterior-only inspection appraisal and a desktop appraisal.

Additional Resources

- [Single-Family Lender Letter \(LL-2020-04\), Impact of COVID-19 on Appraisals](#)
- [Loan Delivery page](#)
- [Uniform Loan Delivery Dataset \(ULDD\) page](#)