



# UCDP Appraisal Messaging Change Notification for Temporary COVID-19 Flexible Appraisal Requirements

April 9, 2020

Fannie Mae will be adding three new proprietary appraisal messages that will be displayed in the Uniform Collateral Data Portal® (UCDP®), effective April 18, to support the temporary appraisal requirement flexibilities published by Fannie Mae due to COVID-19.

## New Fannie Mae Appraisal Message

ID	Message Text	Severity	Applicable Forms
<b>FNM0394</b>	DATA CONFIRMATION: Based on the data submitted, the appraiser completed a traditional full appraisal including an interior and exterior inspection of the property. If this is accurate, no further action is required. If the appraisal was performed using the temporary appraisal requirement flexibilities published by Fannie Mae due to COVID-19, the Map Reference must be populated with “exterior” or “desktop” to correspond with the type of appraisal completed.	Warning	1004, 1073, 2090, 1025, 1004c
<b>FNM0395</b>	The Map Reference appears to be incorrect. Exterior appraisals on forms 2055, 1075 or 2095, performed using the temporary appraisal requirement flexibilities published by Fannie Mae due to COVID-19, should be identified only with a Map Reference of “exterior.”	Warning	2055, 1075, 2095
<b>FNM0396</b>	The Map Reference appears to be incorrect. Desktop appraisals on forms 1004, 1073 or 2090, performed using the temporary appraisal requirement flexibilities published by Fannie Mae due to COVID-19, should be identified only with a Map Reference of “desktop.”	Warning	1004, 1073, 2090

## For More Information

The *UCDP User Guide for Fannie Mae Messaging* will be updated on April 20, 2020 reflect the new messages. Visit the Fannie Mae [UCDP web page](#) for more information.