

# Value Acceptance, Value Acceptance + Property Data, and Hybrid Appraisal Test Cases

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## Overview

**Value acceptance** is Fannie Mae’s branded appraisal waiver valuation product and requires delivery of Special Feature Code 801.

**Value acceptance + property data** is Fannie Mae’s branded inspection-based appraisal waiver valuation product where a property data collection is required for delivery to Fannie Mae. Value acceptance + property data requires submission of the property data to Fannie Mae’s Property Data API based on the Uniform Property Dataset (UPD) and requires delivery of Special Feature Code 774. No appraisal is required for value acceptance + property data.

**Hybrid appraisal** is an appraisal option that uses a property data collection from a third party. The property data collection is required to be in compliance with the UPD and must be submitted to Fannie Mae’s Property Data API. The lender will then provide the property data collection to an appraiser for the completion of a hybrid appraisal.

This document provides test cases for delivering loans that leveraged Fannie Mae’s value acceptance, value acceptance + property data, and hybrid appraisal.

For more information, read the [Selling Guide](#).

## Test Cases

Note: Test cases may be eligible for multiple valuation products (e.g. value acceptance and hybrid appraisal), which will result in multiple appraisal-related messages in the DU Underwriting Findings report. The DU messages listed for the test cases below are the messages that the cases are intended to test.

Business Narrative	Message ID	Message Name	Integration Test File
The lender submits a casefile for a single-family property that is eligible for value acceptance.	2167	FIELDWORK-WAIVER-L1	SF_ValueAccept_Eligible_2025_1.xml
The lender submits a casefile for a condominium property that is eligible for value acceptance.	2167	FIELDWORK-WAIVER-L1	CD_ValueAccept_Eligible_2025_1.xml
The lender submits a casefile for a single-family property that is not eligible for value acceptance.	2125	1004-INTERIOR	SF_ValueAccept_NotEligible_2025_1.xml
The lender submits a casefile for a condominium property that is not eligible for value acceptance.	2131	1073-INTERIOR	CD_ValueAccept_NotEligible_2025_1.xml
The lender submits a casefile for a single-family property that is eligible for value acceptance + property data. Desktop Underwriter® (DU®) will issue a message stating that DU accepts the value submitted by the lender, and that the loan is eligible for value acceptance + property data contingent upon the submission of the	3709	VALUE-ACCEPTANCE-PLUS-PROPERTY-DATA-ELIGIBLE	SF_VAPD_Eligible_2025_1.xml

Business Narrative	Message ID	Message Name	Integration Test File
property data to the Fannie Mae Property Data API.			
The lender submits a casefile for a single-family property that is eligible for value acceptance + property data and the property data has been submitted to the Fannie Mae Property Data API. DU will issue a message stating that a completed property data collection has been submitted to the Fannie Mae Property Data API. DU accepts the value submitted by the lender. No further action is required.	3709	VALUE-ACCEPTANCE-PLUS-PROPERTY-DATA-ELIGIBLE	SF_VAPD_Eligible_2025_1.xml*
	3713*	VALUE-ACCEPTANCE-PLUS-PROPERTY-DATA-COMPLETE	
	3711*	VALUE-ACCEPTANCE-PLUS-PROPERTY-DATA-OBSERVATION	
The lender submits a casefile for a condominium property that is eligible for value acceptance + property data. DU will issue a message stating that DU accepts the value submitted by the lender, and that the loan is eligible for value acceptance + property data contingent upon the submission of the property data to the Fannie Mae Property Data API.	3709	VALUE-ACCEPTANCE-PLUS-PROPERTY-DATA-ELIGIBLE	CD_VAPD_Eligible_2025_1.xml
The lender submits a casefile for a condominium property that is eligible for value acceptance + property data and the property data has been submitted to the Fannie Mae Property Data API. DU will issue a message stating that a completed property data collection has been submitted to the Fannie Mae Property Data API. DU accepts the value submitted by the lender. No further action is required.	3709	VALUE-ACCEPTANCE-PLUS-PROPERTY-DATA-ELIGIBLE	CD_VAPD_Eligible_2025_1.xml*
	3713*	VALUE-ACCEPTANCE-PLUS-PROPERTY-DATA-COMPLETE	
	3711*	VALUE-ACCEPTANCE-PLUS-PROPERTY-DATA-OBSERVATION	
The lender submits a casefile that is eligible for Duty to Serve. DU will issue a message stating that DU accepts the purchase price submitted as the value for the subject property, and that the loan is eligible for value acceptance contingent upon a satisfactory home inspection report from a qualified home inspector.	3277	RURAL-INSPECTION-ELIGIBLE	DutyToServe_2025_1.xml

Business Narrative	Message ID	Message Name	Integration Test File
The lender submits a casefile that is not eligible for value acceptance due to a recent appraisal with a matching property address that was submitted to Uniform Collateral Data Portal® (UCDP®).	3185	APPRAISAL-WAIVER-TOO-NEW	AppraisalTooNew_2025_1.xml
The lender submits a casefile for a single-family property that is eligible for a hybrid appraisal. DU will issue a message stating that the loan is eligible for a hybrid appraisal contingent upon the submission of the property data to the Fannie Mae Property Data API.	3825	HYBRID-APPRAISAL	SF_Hybrid_Eligible_2025_1.xml
The lender submits a casefile for a single-family property that was eligible for a hybrid appraisal and the property data has been submitted to the Fannie Mae Property Data API. DU will issue a message stating that a completed property data collection has been submitted to the Fannie Mae Property Data API. Lender can proceed with obtaining a hybrid appraisal.	3825	HYBRID-APPRAISAL	SF_Hybrid_Eligible_2025_1.xml *
	3829*	PDC-COMPLETE	
The lender submits a casefile for a condominium property that is eligible for a hybrid appraisal. DU will issue a message stating that the loan is eligible for a hybrid appraisal contingent upon the submission of the property data to the Fannie Mae Property Data API.	3827	CONDO-HYBRID-APPRAISAL	CD_Hybrid_Eligible_2025_1.xml
The lender submits a casefile for a condominium property that was eligible for a hybrid appraisal and the property data has been submitted to the Fannie Mae Property Data API. DU will issue a message stating that a completed property data collection has been submitted to the Fannie Mae Property Data API. Lender can proceed with obtaining a hybrid appraisal.	3827	CONDO-HYBRID-APPRAISAL	CD_Hybrid_Eligible_2025_1.xml *
	3829*	PDC-COMPLETE	

\*Note: Once lender successfully creates a case file in the integration environment that is eligible for value acceptance + property data and/or hybrid appraisal, send an email with the test case file ID(s) and address to the Property Data API support team ([propertydataapi\\_support@fanniemae.com](mailto:propertydataapi_support@fanniemae.com)) and we will register the property data collection against the test case file ID. This process will be streamlined by end of 2025.

If the lender is unable to upload the provided DU submission XML files into their Loan Origination System (LOS), please see the appendix at the end of the document for key test case details that can be followed to create the needed loan applications in DU for the testing.

## Appendix: Test Case Data Details

Note: The information below is for illustrative purposes only. Test cases may be eligible for multiple products (e.g. value acceptance and hybrid appraisal), which will result in multiple appraisal-related messages in the DU Underwriting Findings report. The DU messages listed for the test cases below are the messages that the cases are intended to test.

Test Cases	Property Address	DU Test Borrower	Prop Value	Loan Amt	Prop Type	Property Data ID	DU Messages
Single-Family Value Acceptance Eligible	1009 N Douglas Street Arlington Heights, IL 60004	Ken Customer 500507000	\$500K	\$400K	SF	N/A	2167
Condo Value Acceptance Eligible	2223 Nichols Avenue #34B Arlington Heights, IL 60004	Ken Customer 500507000	\$200K	\$150K	CO	N/A	2167
Single-Family Value Acceptance Not Eligible	1018 N Douglas Street Arlington Heights, IL 60004	Ken Customer 500507000	\$500K	\$400K	SF	N/A	2125
Condo Value Acceptance Not Eligible	2225 Nichols Avenue #B Arlington Heights, IL 60004	Ken Customer 500507000	\$200K	\$100K	CO	N/A	2131
Single Family Value Acceptance + Property Data Eligible	2653 N Stuart Dr Arlington Heights, IL 60004	Ken Customer 500507000	\$570K	\$550K	SF	N/A	3709
Single Family Value Acceptance + Property Data Complete	2653 N Stuart Dr Arlington Heights, IL 60004	Ken Customer 500507000	\$570K	\$550K	SF	Send an email with the test case file ID(s) and address to <a href="mailto:propertydataapi_support@fa.nniemae.com">propertydataapi_support@fa.nniemae.com</a> and we will register the property data collection against the test case file ID.	3709, 3713 & 3711
Condo Value Acceptance + Property Data Eligible	4222 N Pheasant Trail Ct Unit 1 Arlington Heights, IL 60004	Ken Customer 500507000	\$230K	\$220K	CO	N/A	3709
Condo Value Acceptance + Property Data Complete	4222 N Pheasant Trail Ct Unit 1 Arlington Heights, IL 60004	Ken Customer 500507000	\$230K	\$220K	CO	Send an email with the test case file ID(s) and address to <a href="mailto:propertydataapi_support@fa.nniemae.com">propertydataapi_support@fa.nniemae.com</a> and we will register the property data collection against the test case file ID.	3709, 3713 & 3711
Duty to Serve	1807 E Oak Street West Frankfort, IL 62896	Ken Customer 500507000	\$42K	\$38K	SF	N/A	3277

Test Cases	Property Address	DU Test Borrower	Prop Value	Loan Amt	Prop Type	Property Data ID	DU Messages
Appraisal Too New	1861 S Teller St Denver, CO 80232	Ken Customer 500507000	\$640K	\$390K	SF	N/A	3185
Single-Family Hybrid Appraisal Eligible	10119 Sundley Drive Indianapolis, IN 46239	Ken Customer 500507000	\$300K	\$200K	SF	N/A	3825
Single-Family Hybrid Appraisal Property Data Complete	10119 Sundley Drive Indianapolis, IN 46239	Ken Customer 500507000	\$300K	\$200K	SF	Send an email with the test case file ID(s) and address to <a href="mailto:propertydataapi_support@fa.nniemae.com">propertydataapi_support@fa.nniemae.com</a> and we will register the property data collection against the test case file ID.	3825 & 3829
Condo Hybrid Appraisal Eligible	7515 N Damen Ave Apt EG Chicago, IL 60645	Ken Customer 500507000	\$225K	\$150K	CO	N/A	3827
Condo Hybrid Appraisal Eligible Property Data Complete	7515 N Damen Ave Apt EG Chicago, IL 60645	Ken Customer 500507000	\$225K	\$150K	CO	Send an email with the test case file ID(s) and address to <a href="mailto:propertydataapi_support@fa.nniemae.com">propertydataapi_support@fa.nniemae.com</a> and we will register the property data collection against the test case file ID.	3827 & 3829