

Uniform Appraisal Dataset (UAD) Specification

Issued by Fannie Mae and Freddie Mac

Appendix C-3: Completion Report with Report Field IDs

Document Version 1.2

September 17, 2024

Revision History

Date	Version Number	Report Section	Change #	Revision Description
9/17/2024	1.2	Footer	2024-028	Updated date in Footer (HF.004) to September 2024.
12/12/2023	1.1	Footer	2023-061	Updated date in Footer (HF.004) to December 2023.
		Certifications and Scope of Work	2023-003	Updated predefined text for all Supervisory Appraiser Certifications (09.021-022, 09.033-036).
3/29/2023	1.0			Initial publication

Introduction

The purpose of this document is to show all possible Report Labels that may display on the Completion Report, **regardless of conditionality**. This is not intended to represent a realistic report as a Completion Report will never contain all of the available fields in one report. The red superimposed number is the Report Field ID.

Term	Definition
Report Label	The name of the field as shown on the Completion Report.
Report Field ID (FID)	A red number identifying the specific location of the field on the Completion Report. Report Field ID (FID) is also referenced in: <ul style="list-style-type: none">Appendix A-3: UAD Completion Report Delivery SpecificationAppendix B-3: Completion Report Implementation GuideAppendix F-3: Completion Report Reference Guide

Subject Property

Physical Address 01.001
County 01.002

01.001.1



Legal Description

01.003 01.003.1 | 01.003.2

Original Appraisal

Effective Date of Appraisal 02.001
Opinion of Market Value 02.002
Market Value Condition 02.003

Appraiser 02.004
Reference ID 02.005
Original Lender 02.006

Final Value Condition Statement
02.007

Itemized List of Repairs

Feature	Location	Description	Affects Soundness or Structural Integrity	Repair Completed	Inspection Date	Completion Comment
03.001	03.002	03.003	03.004	03.005	03.006	03.007

New Observed Items for Repair

Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action	Inspection Date
04.001	04.002	04.003	04.004	04.005	04.006

Completion Status

Is construction complete?

Yes No
 05.001

Was construction completed in a manner consistent with the original plans and specifications?

05.002

Feature	Location	Comparison to Original Plans/Specs	Comment
05.003	05.004	05.005	05.006

Completion Report Commentary

06.001

Completion Report Exhibits

07.001.1 | 07.001.2 03.001.1 | 03.001.2 04.001.1 | 04.001.2 05.001.1 | 05.001.2 05.003.1 | 05.003.2

Assignment Information

Borrower Name 08.001

Appraiser Fee 08.002

AMC Fee 08.003

Government Agency 08.004

Investor Requested Special Identification 08.005

Contact Information

[Role]/[Role] 08.006 / 08.007

Company Name 08.008
 Company Address 08.009

Credentials
 ID 08.010
 State 08.011
 Expires 08.012

Appraiser

Name 08.013
 Designation 08.014
 Company Name 08.015
 Company Address 08.016

Credentials
 Level 08.020
 ID 08.021
 State 08.022
 Expires 08.023

Scope of Inspection by Appraiser

Subject Property Inspection
 Exterior 08.017
 Interior 08.018
 Inspection Date 08.019

ASC Identifier 08.024
VA Appraiser ID 08.025
FHA Appraiser ID 08.026
Employment Type 08.027

Supervisory Appraiser

Name 08.028
 Designation 08.029
 Company Name 08.030
 Company Address 08.031

Credentials
 Level 08.035
 ID 08.036
 State 08.037
 Expires 08.038

Scope of Inspection by Supervisory Appraiser

Subject Property Inspection
 Exterior 08.032
 Interior 08.033
 Inspection Date 08.034

ASC Identifier
VA Appraiser ID 08.040
FHA Appraiser ID 08.041
Employment Type 08.042

Assignment Information and Scope of Work Commentary

08.043

Intended Use

09.001 The intended use of this certification of completion is for the lender/client to confirm that the requirements or conditions stated in the appraisal report referenced above have been met.

09.002 Additional Intended Use

Additional Intended Use cannot be contrary to the original Intended Use.

09.003

Intended User

09.004 The intended user of this report is the lender/client.

09.005 FHA and the Mortgagee are the intended users of this report.

The USDA and any other identified lender/client are intended users of this report.

The VA is also an intended user of this report.

09.006 Additional Intended Users

Additional Intended Users cannot be contrary to the original Intended User.

09.007

Certifications

Appraiser Certifications

09.008 The Appraiser certifies and agrees that:

09.009 **1.** I have no present or prospective interest in the subject property, or relationship with the present or prospective owners or occupants of the subject property, or other parties involved in this transaction.

09.010 **2.** I performed this assignment without bias with respect to the parties involved in this transaction, the subject property, or the demographics of the area where the property is located.

09.011 **3.** I am aware of and have complied with all applicable laws and regulations including antidiscrimination laws, rules, and requirements that apply to the appraiser and to the assignment.

09.012 **4.** I did not base any part of my conclusions on the actual or perceived race, color, religion, sex (including sexual orientation or gender identity), age (other than as applicable for legally age-restricted communities), marital status, disability, familial status, or national origin of the present or prospective owners or occupants of either the subject property or properties in the area of the subject property or on any other basis prohibited by the Fair Housing Act or the Equal Credit Opportunity Act, or any other basis prohibited by law.

09.013 **5.** I stated my own personal, unbiased, and professional analyses, opinions, and conclusions, which are subject only to the assumptions and limiting conditions herein.

09.014 **6.** I certify that I did perform a personal onsite inspection of the subject property to determine if the conditions or requirements stated in the original appraisal have been satisfied.

6. I certify that I did not perform a personal onsite inspection of the subject property to determine if the conditions or requirements stated in the original appraisal have been satisfied.

Description: 09.015

09.016 **7.** If this report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this report containing a copy or representation of my signature, I agree that my electronic signature has the same force and effect as my manual handwritten signature, and that the report is enforceable and valid as a paper version of this report would be if delivered containing my manual handwritten signature.

09.017 Additional Appraiser Certifications

Additional Appraiser Certifications cannot be contrary to the original Appraiser Certifications.

1. 09.018

09.019 Supervisory Appraiser Certifications

09.020 The Supervisory Appraiser certifies and agrees that:

09.021 **1.** I have no present or prospective interest in the subject property, or relationship with the present or prospective owners or occupants of the subject property, or other parties involved in this transaction.

09.022 **2.** I performed this assignment without bias with respect to the parties involved in this transaction, the subject property, or the demographics of the area where the property is located.

09.033 **3.** I am aware of and have complied with all applicable laws and regulations including antidiscrimination laws, rules, and requirements that apply to the appraiser and to the assignment.

09.034 **4.** I accept full responsibility for this certification of completion.

09.035 **5.** The assignment information regarding the scope of inspection by the Supervisory Appraiser is correct.

09.036 **6.** If this report was transmitted as an “electronic record” containing my “electronic signature,” as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this report containing a copy or representation of my signature, I agree that my electronic signature has the same force and effect as my manual handwritten signature, and that the report is enforceable and valid as a paper version of this report would be if delivered containing my manual handwritten signature.

09.023 **Additional Supervisory Appraiser Certifications**

Additional Supervisory Appraiser Certifications cannot be contrary to the original Supervisory Appraiser Certifications.

1. 09.024

Signature

[Role] 09.025

09.026

[Contact Name] 09.028

09.027

Date of Signature and Report

Level 09.029

ID 09.030

State 09.031

Expires 09.032