

Uniform Appraisal Dataset (UAD) Specification

Issued by Fannie Mae and Freddie Mac

Appendix C-3: Completion Report with Report Field IDs

Document Version 1.1

December 12, 2023

Revision History

Date	Version Number	Report Section	Change #	Revision Description
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 Address01.001

County01.002

01.001.1



Legal Description

01.003 01.003.1 | 01.003.2

Original Appraisal

Effective Date of Appraisal02.001

Opinion of Market Value02.002

Market Value Condition02.003

Final Value Condition Statement02.007

Appraiser02.004

Reference ID02.005

Original Lender02.006

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

☐ ☐

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

☐ ☐

05.001

05.002

FeatureLocationComparison to Original Plans/SpecsComment

05.00305.00405.00505.006

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 Name08.001

Appraiser Fee08.002

AMC Fee08.003

Government Agency08.004

Investor Requested Special Identification08.005

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
Scope of Inspection by Appraiser	
Subject Property Inspection	
Exterior	08.017
Interior	08.018
Inspection Date	08.019
Credentials	
Level	08.020
ID	08.021
State	08.022
Expires	08.023
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
Scope of Inspection by Supervisory Appraiser	
Subject Property Inspection	
Exterior	08.032
Interior	08.033
Inspection Date	08.034
Credentials	
Level	08.035
ID	08.036
State	08.037
Expires	08.038
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	[Contact Name]	09.028
	09.026		09.027
Date of Signature and Report		09.029	
		09.030	
		09.031	
		09.032	