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UAD: Frequently Asked Questions

Where can I find more information about UMDP and UAD?

You can read about the UMDP on Fannie Mae or Freddie Mac's websites: www.efanniemae.com and www.freddiemac.com.

On Fannie Mae and Freddie Mac's UAD resource pages you'll find several important resources, such as their interactive resource manual, an FAQ written by the GSEs, and their online tutorial.

What is the UAD?

UAD is the Uniform Appraisal Dataset. It defines all fields required for an appraisal submission for specific appraisal forms and standardizes definitions and responses for a key subset of fields. It is the most visible portion of the UMDP initiative for appraisers and the one that will have the most direct impact on your workflow. The UAD is designed to address variations in formatting of numbers, dates, and measurements, as well as inconsistent terminology for identical information (such as view, property type, bathroom count, etc...)

The GSEs' focus is on enhancing the quality of key appraisal data that is the most material to the valuation of a property or critical in determining its loan eligibility for sale to the GSEs. The appraiser will use the UAD to fill out these fields with standardized responses as outlined by the GSEs. Standardized response examples include:

1. Standardized formats for fields that include dates, values, etc...
2. Standardized abbreviations to allow more information to fit into fields on printed appraisal forms.
3. Standardized ratings and definitions for condition, quality, etc...

Does this mean that appraisers won't be able to write their own comments in these fields?

In some cases, yes. Certain fields will have restricted pick lists to choose from. In other cases, the appraiser will have a choice for "Other" and can then comment freely. This varies from field to field according to the UAD requirements.

Will every report I write have to be UAD compliant?

No. Only reports that will ultimately be sent to Fannie Mae or Freddie Mac are required to be compliant. WinTOTAL and TOTAL 2011 give you the option to choose UAD or non-UAD forms.

Which forms are affected by the UAD?

Initially, the UAD will apply only to the following most commonly used uniform residential appraisal report forms (Fannie Mae / Freddie Mac form numbers), which represent the vast majority of appraisals supporting loans delivered to the GSEs:

1. Uniform Residential Appraisal Report (Form 1004/70)
2. Individual Condominium Unit Appraisal Report (Form 1073/465)
3. Exterior-Only Inspection Individual Condominium Unit Appraisal Report (Form 1075/466)
4. Exterior-Only Inspection Residential Appraisal Report (Form 2055/2055)

Eventually, the GSEs do plan to expand the UAD to additional appraisal forms.



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Who do I contact if I have suggestions for additions to or questions about the UAD?

The UAD was created and is maintained by the GSEs. We've been working with the GSEs from the beginning, offering feedback that we hear directly from appraisers, and will continue to do so. You can also contact either of the GSEs directly to provide your feedback.

Did the GSEs consult with appraisers or software vendors when creating the UAD?

Yes. We were involved in discussions with the GSEs and offered advice on how to minimize the disruption to appraisers' workflow as much as possible. Additionally, feedback from appraisers during the process resulted in several changes to the UAD that made it far less restrictive in many of the standardized fields.

When will UAD delivery be required?

The GSEs have said that UAD will be required for use on September 1st, 2011.

Will the GSEs be providing training or additional guidance on how to use the UAD to properly fill out the affected appraisal forms?

Yes. You can find the official online tutorial and interactive resource manual on Fannie Mae's and Freddie's Mac's websites.

Additionally, we are hosting free webinars and conducting a 22-city nationwide UAD Workshop tour.

You can learn more at www.alamode.com/appraisertraining.