

Uniform Appraisal Dataset (UAD) and Forms Redesign Initiative

Fannie Mae and Freddie Mac (the GSEs) are collaborating to update the Uniform Appraisal Dataset (UAD), retire the existing appraisal forms, and redesign the Uniform Residential Appraisal Report (URAR). This initiative is part of the Uniform Mortgage Data Program® (UMDP®), a joint-GSE effort to enhance data quality and standardization at the direction of the Federal Housing Finance Agency (FHFA).

Giving the UAD and URAR a makeover

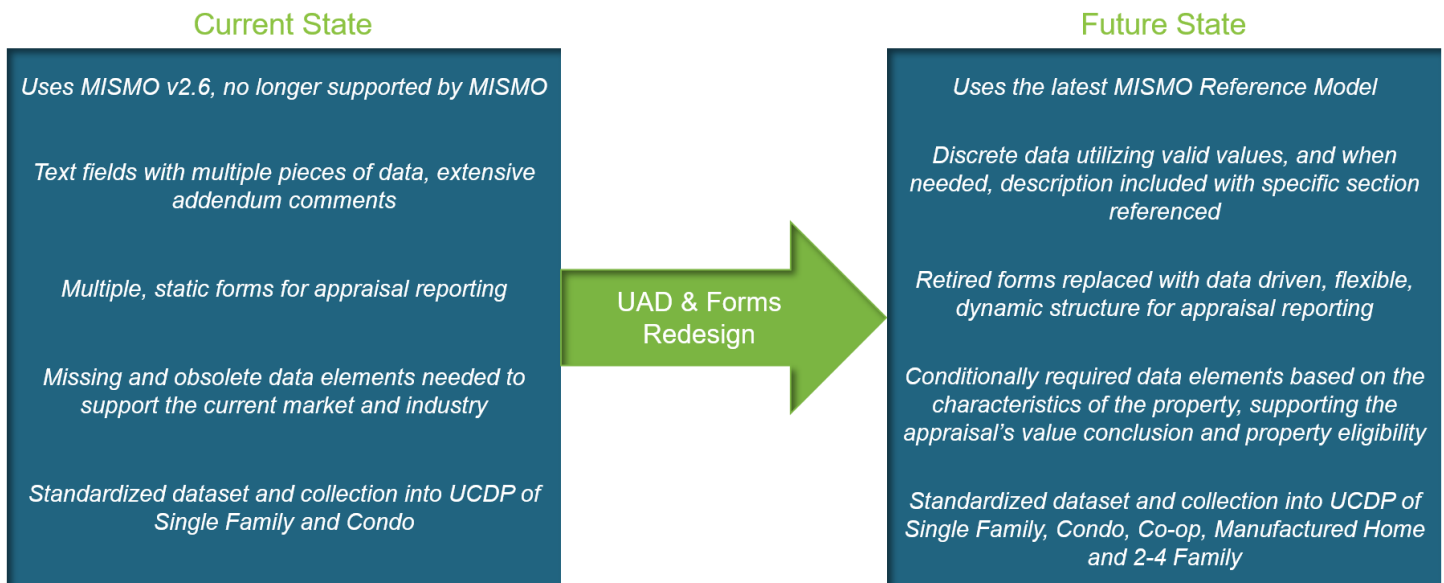
The GSEs are evaluating the UAD from two perspectives: 1) upgrade to the latest MISMO® Reference Model and 2) assessment of current data elements – to determine what new data elements are needed and if current data elements should be revised or removed. The joint-GSE team is working with an experienced report design vendor to create a dynamic new URAR. Using this new URAR, appraisers will provide data through the use of vendor software. The new URAR will have a similar look and feel to the redesigned Uniform Residential Loan Application (URLA), the Loan Estimate (LE), and the Closing Disclosure (CD).

Partnering with industry

In 2018, the joint-GSE team engaged key industry stakeholders, including appraisers, lenders, appraisal management companies (AMCs), government agencies, and trade organizations, to identify pain points and gather requirements. The GSEs broadened their outreach in 2019, conducting an industry-wide survey and participating in industry events, to reach a wider pool of stakeholders to gather input and feedback on sections of the draft URAR.

Providing benefits across the mortgage life cycle

The redesigned URAR will provide greater clarity to lenders, investors, and borrowers, while building a foundation for further modernization, by simplifying and enhancing the dataset and updating the data standard and certifications.



For more information, read our frequently asked questions, look for us at industry events, and/or visit the GSEs' UAD web pages: [Fannie Mae UAD](#) and [Freddie Mac UAD](#).