

# Uniform Appraisal Dataset (UAD) Specification

Issued by Fannie Mae and Freddie Mac

## **Appendix E-2:**

### **Report Style Guide Supplement – Restricted Appraisal Update Report with Codes**

Document Version 1.1

December 12, 2023

Revision History

Date	Version #	Report Section	Change #	Revision Description
12/12/2023	1.1	Footer	2023-061	Updated date in Footer to December 2023
		Certifications and Scope of Work	2023-003	Updated predefined text for Scope of Work, Appraiser Certifications 18, 24, and 25, and all Supervisory Appraiser Certifications  Clarified that Contact Name(s) displays for Appraiser Certification 21
3/29/2023	1.0			Initial Publication

Introduction

The Report Style Guide Supplement is a visual guide to the Report Style Guide.

Each section of the Uniform Residential Appraisal Report (URAR), Restricted Appraisal Update Report, and Completion Report is provided with codes in the Report Style Guide. Codes are the specific type face, placement, and visual treatment that must be applied for each component within the sections.

Appendix E Supplements are as follows:

- Report Style Guide Supplement – URAR with Codes
- Report Style Guide Supplement – Restricted Appraisal Update Report with Codes
- Report Style Guide Supplement – Completion Report with Codes

HDR-L

Restricted Appraisal Update Report

2 COLUMN PAGE FORMAT

Page [Page] of [Pages]

HDR-R

TAB

Subject Property

TXR-B

Physical Address

↕

County

TXR-B

Property Rights Appraised

H1

Legal Description

TXC

TAB

Original Appraisal

TXR-B

Effective Date of Appraisal

↕

Opinion of Market Value

TXR-B

Reasonable Exposure Time

TXR-B

Appraiser

TXR-I

Reference ID

TXR-B

Original Lender

TAB

Appraisal Update

TXR-B

Effective Date

Y/N

Yes

No

CK

Has the market value of the subject property decreased since the effective date of the original appraisal?

☐

☐

H1

Appraisal Update Commentary

TXC

H1

Appraisal Update Exhibits

TAB

Assignment Information

TXR-B

Borrower Name

TXR-B

Appraiser Fee

↕

AMC Fee

TXR-B

Government Agency

TXR-B

Investor Requested Special Identification

H1

Contact Information

H2

[Role]/[Role]

TXR-I

Company Name

TXR-I

Company Address

TX-B

Credentials

TXR-I

ID

↕

State

TXR-I

Expires

H2

Appraiser

TXR-I

Name

↕

Designation

TXR-I

Company Name

TXR-I

Company Address

TX-B

Scope of Inspection by Appraiser

TXR-I

Subject Property Inspection

TXR-II

Exterior

TXR-II

Interior

TXR-II

Inspection Date

TX-B

Credentials

TXR-I

Level

↕

ID

TXR-I

State

TXR-I

Expires

TXR-B

SC Identifier

↕

VA Appraiser ID

TXR-B

FHA Appraiser ID

TXR-B

Employment Type

FTR-L

Update Version #

Fannie Mae | Freddie Mac  
December 2023

Appraiser Reference ID

Agency Case File ID

Client Reference ID

AMC Reference ID

FTR-R

H2	Supervisory Appraiser		
TXR-I	Name	TX-B	Credentials
	Designation	TXR-I	Level
	Company Name		ID
	Company Address		State
TXR-I	Scope of Inspection by Supervisory Appraiser		
TXR-I	Subject Property Inspection		
TXR-II	Exterior	TXR-I	Expires
TXR-II	Interior	TXR-B	ASC Identifier
TXR-II	Inspection Date		VA Appraiser ID
			FHA Appraiser ID
		TXR-B	Employment Type

H2	Significant Real Property Appraisal Assistance		
TXR-I	Name	TX-B	Credentials
		TXR-I	Level
			ID
			State
			TXR-I

TXC-B Description

H1	Assignment Information and Scope of Work Commentary	
TXC		

H1	Scope of Work
TXC	The scope of work for this assignment is based on the applicable assignment elements, including: the client and any other intended users, the intended use, the definition of market value as defined in the Uniform Residential Appraisal Report, the effective date, the subject property and its relevant characteristics, and the applicable assignment conditions. The appraiser must, at a minimum: (1) obtain and review adequate and reliable information for the subject property; (2) research, verify, and analyze adequate and reliable data for the subject market area including data for each comparable property reported; and (3) report his or her analyses, opinions, and conclusions in this appraisal report.
H2	Additional Scope of Work
TXC-I	Additional Scope of Work cannot be contrary to the original Scope of Work.
TXC	

H1	Intended Use
TXC	The intended use of the opinions and conclusions contained in this appraisal report is for the intended user to evaluate the property that is the subject of this appraisal for a mortgage finance transaction or related activities.
TXC	The intended use of the appraisal is solely to assist FHA in assessing the risk of the Property securing the FHA-insured Mortgage (24 CFR § 200.145(b)).
H2	Additional Intended Use
TXC-I	Additional Intended Use cannot be contrary to the original Intended Use.
TXC	

H1	Intended User
TXC	The intended user of this report is the lender/client.
TXC	FHA and the Mortgagee are the intended users of this report.
TXC	The USDA and any other identified lender/client are intended users of this report.
TXC	The VA is also an intended user of this report.
H2	Additional Intended Users
TXC-I	Additional Intended Users cannot be contrary to the original Intended User.
TXC	

TAB	Certifications
H1	Appraiser Certifications
TXC	The Appraiser certifies and agrees that:
TXC-NP	<div><div>I have no present or prospective interest in the property that is the subject of this report, or relationship with the present or prospective owners or occupants of the subject property, or other parties involved in this transaction.</div><div>2. I performed this assignment without bias with respect to the parties involved in this transaction, the property that is the subject of this report, or the demographics of the area where the property is located.</div><div>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.</div><div>4. I did not base any part of my appraisal 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.</div><div>5. I stated in this appraisal report my own personal, unbiased, and professional analyses, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.</div><div>6. I have, at a minimum, developed and reported this appraisal update in accordance with the scope of work requirements stated in this appraisal update report and concur with the analysis and conclusions in the original appraisal.</div><div>7. I performed this appraisal update in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal update was prepared.</div><div>8. I have updated the appraisal by incorporating the original appraisal report by reference.</div><div>9. I have summarized my analysis and conclusions in this appraisal update and retained all supporting data in my work file.</div><div>10. I personally performed an onsite inspection of the interior and exterior areas of the subject property. I reported the readily observable condition of the improvements in factual, specific terms. I identified and reported any known physical deficiencies that could affect the soundness or structural integrity of the property.</div></div>
TXC-NP	

TXC-NP

0. I personally performed an inspection of the exterior areas of the subject property from at least the street. I reported the readily observable condition of the improvements in factual, specific terms. I reported any known physical deficiencies that could affect the soundness or structural integrity of the property.

10. I did not personally perform an onsite inspection of the subject property as part of this appraisal assignment. I reported the condition of the improvements in factual, specific terms, relying on subject property information data sources I considered reliable. I reported any known physical deficiencies that could affect the soundness or structural integrity of the property.

11. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

12. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analyses supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

13. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. No one provided significant real property appraisal assistance.

13. I personally prepared conclusions and opinions about the real estate that were set forth in this appraisal report. **[Contact Name(s)]** provided significant real property appraisal assistance in the development of this report. I certify that any individual so named is qualified to perform the assistance.

14. 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.

15. I have not performed any service regarding the subject property within the three years preceding the agreement to perform this assignment.

TXC-NP

5. I have performed services regarding the subject property within the three years preceding the agreement to perform this assignment.

TXC-NPI-B

Description of Prior Services:

H2

Additional Appraiser Certifications

TXC-I

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

TXC-NP

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H1

Supervisory Appraiser Certifications

TXC

The Supervisory Appraiser certifies and agrees that:

TXC-NP

I have no present or prospective interest in the property that is the subject of this report, or relationship with the present or prospective owners or occupants of the subject property, or other parties involved in this transaction.

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

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.

4. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser’s analyses, opinions, statements, conclusions, and the appraiser’s certification.

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

6. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser’s analyses, opinions, statements, conclusions, and the appraiser’s certification.

7. The appraiser identified in this appraisal report is either a subcontractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable law.

8. 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.

H2

Additional Supervisory Appraiser Certifications

TXC-I

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

TXC-NP

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H1

Signature

TX-B

[Role]

SIG

SIG-B

[Contact Name]

TXR

Date of Signature and Report

TXR-B

Level

ID

State

TXR-B

Expires