

You have options!

With our **desktop appraisals** for certain purchase transactions.

To take advantage of a desktop appraisal you need to use Loan Product Advisor® (LPASM)

What is a desktop appraisal?

It's an alternative to a traditional appraisal where an appraiser doesn't need to perform an in-person inspection of the property, but instead relies on data sources to identify property characteristics.



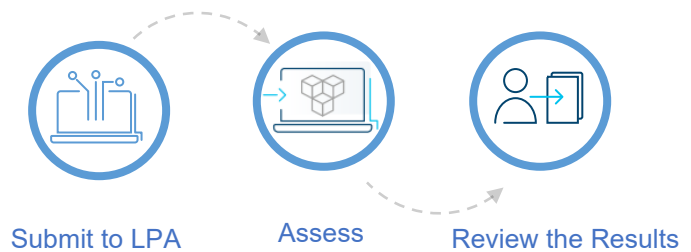
Benefits

- Potential to reduce borrower costs and appraisal turn-times, and
- Address appraiser capacity concerns.

How it Works

It's easy!

Simply **submit** the loan to LPA **before** you get an appraisal. The Feedback Certificate will return specific **messages** if the loan **is eligible** for the **desktop appraisal** option.



Excerpts from the Loan Product Advisor Feedback Certificate:

Assessment Summary		Affordable Product Information		
Attention: Loan meets Home Possible® income limits. To assess eligibility, resubmit with program identifier.				
<i>Details</i>				
BORROWER NAME	NUMBER OF SUBMISSIONS	LP KEY NUMBER	AREA MEDIAN INCOME	AREA MEDIAN INCOME (%)
John Freddie	18	A1234567	\$140,500.00	75.51%
<i>Assessment Summary</i>		<i>Representation & Warranty Relief</i>		
PURCHASE ELIGIBILITY	RISK CLASS	COLLATERAL R&W SM RELIEF	INCOME R&W SM RELIEF	ASSET R&W SM RELIEF
ELIGIBLE	ACCEPT	ELIGIBLE	NOT ELIGIBLE	ELIGIBLE
		Desktop Appraisal		

CODE	MESSAGE
FPA0015	Loan is eligible for collateral representation and warranty relief for value based on data provided. Eligibility will be confirmed by Loan Selling Advisor based on delivered data.
FPA0072	1,089,300.00 is the maximum loan limit allowed for a 1-unit property located in FAIRFAX County, VA.
FPA0057	Address entered matched to: , Fairfax County VA. Please confirm accuracy.
FPA0146	A Uniform Residential Appraisal Report desktop appraisal (Form 70D) is the minimum assessment required.

Note: Vertical revision bars " | " are used in the margin of this reference to highlight new requirements and significant change

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The following chart provides a summary of requirements that must be met for the loan to be eligible for the desktop appraisal option. For complete details, refer to the *Freddie Mac Single-Family Seller/Servicer Guide* (Guide) Section [5604.1](#).

Requirements	
LPA	Must receive an Accept Risk Class and receive a feedback message (FPA0146) indicating the loan is eligible for delivery with a desktop appraisal.
Mortgage Purpose	Purchase only. Note: For super conforming mortgages that meet the desktop eligibility requirements, refer to Guide Sections 4603.5 and 5604.1.
Property Type	1-unit, including a unit in a PUD, or a 1-unit property with an accessory unit (Excluding manufactured homes, condominiums, and cooperatives, Refer to Guide Section 5604.1.(b)(ii) for mortgages that are not eligible for a desktop appraisal).
Occupancy Type	Primary residence only.
Loan-to-Value (LTV) Ratio	Less than or equal to 90% (based on the sales price) Note: <ul style="list-style-type: none"> Freddie Mac will accept loans originated with a desktop appraisal with an LTV ratio higher than 90%, as calculated using the value obtained from the desktop appraisal, if the loan amount does not increase and all other eligibility requirements continue to be met, including the requirement that the LTV ratio calculated using the sales price is less than or equal to 90%. LTV ratios greater than 90% that occur as a result of a loan amount increase require an upgrade to an interior and exterior inspection appraisal (Form 70).
Appraisal Report	<ul style="list-style-type: none"> Form: New Form 70D, <i>Uniform Appraisal Report (Desktop)</i>. Exhibits: Requires the inclusion of a floor plan, in addition to, a building sketch. Upload the Form 70D to the Uniform Collateral Data Portal® (UCDP®).
Upgrade Requirements	The appraisal report must be upgraded to Form 70, and include an interior and exterior inspection of the subject property, when one or more of the following conditions exist: <ul style="list-style-type: none"> The appraiser can't obtain sufficient information about both the interior and exterior physical characteristics of the subject property from third-party data sources to develop an accurate and adequately supported appraisal. The appraiser can't reconcile significant discrepancies (e.g., room count, gross living area, size, condition, etc.) among available data sources. The subject property is undergoing renovation or rehabilitation. The data sources used to develop the appraisal, including the sales contract, reflect the presence of physical deficiencies or an adverse condition(s) indicating the property has a condition rating of C5 or C6 or the quality rating is Q6. See Section 5605.5 for additional information related to property condition and quality of construction.
Collateral Representations and Warranties	Refer to Guide Section 5602.1 and 5602.2 .
Delivery Requirements	Refer to Guide Section 6302.8 .

Additional Resources: Refer to [Freddie Mac Learning](#)

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