



ARIZONA BOARD OF APPRAISAL

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Uniform Appraisal Dataset (UAD) 4/26/2011

As most of you know, the Uniform Appraisal Dataset (UAD) requirements are fast approaching. The information italicized below has been posted from the Fannie Mae website. I have also posted a link to the Fannie Mae website and the UAD information.

The effective date for implementation is on or after September 1, 2011 based on the effective date of the appraisal and will affect *ALL* residential appraisers completing assignments for Fannie Mae and Freddie Mac. UAD has been adopted by HUD and VA and software companies should have the compliant forms available by the end of April.

If you are not fully aware of the impact of UAD and knowledgeable about the requirements to which residential appraisers will need to adhere I *strongly urge* you start now. You can use the link provided below, go to the Fannie Mae website and learn the process. The Board of Appraisal has also approved CE classes for educators on UAD which will help you as well.

UAD Effective Date

For appraisals with an effective date (date of inspection is the effective date of the appraisal) on or after September 1, 2011, the following four appraisal report forms, collectively referred to as the "four UAD forms," must be completed in compliance with the UAD for conventional mortgage loans sold to Fannie Mae or Freddie Mac:

Uniform Residential Appraisal Report (Fannie Mae Form 1004/Freddie Mac Form 70)

Individual Condominium Unit Appraisal Report (Fannie Mae Form 1073/Freddie Mac Form 465)

Exterior-Only Inspection Individual Condominium Unit Appraisal Report (Fannie Mae Form 1075/Freddie Mac Form 466)

Exterior-Only Inspection Residential Appraisal Report (Fannie Mae/Freddie Mac Form 2055)

Link to Fannie Mae website: <https://www.efanniemae.com/sf/lqi/umdp/uad/index.jsp>

Sincerely,

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