



FOR IMMEDIATE RELEASE: August 3, 2011

**IRR-RESIDENTIAL
UNIFORM APPRAISAL DATASET (UAD) BULLETIN**

A compliant Uniform Appraisal Dataset (or UAD) format is required for appraisals with effective dates on or after **September 1, 2011**. The UAD requirement applies only to conventional mortgages sold to Fannie Mae or Freddie Mac that are accompanied by one of the four UAD appraisal report forms.

The UAD, developed by the GSEs, utilizes standardized input values for certain elements and standardizes the definitions for select key appraisal data elements on the four UAD appraisal report forms. **If you have not already upgraded your current appraisal software to include the latest UAD updates, you have less than 30 days to do so.**

The UAD is one of three main components of a broader Uniform Mortgage Data Program (UMDP).

INITIATIVE	DOCUMENTS/REFERENCE MATERIALS
UMDP <i>Uniform Mortgage Data ProgramSM</i>	UMDP: www.efanniemae.com/sf/lqi/umdp/index.jsp UMDP Overview / FAQs / Updated Timeline
UAD <i>Uniform Appraisal Dataset</i>	UAD: www.efanniemae.com/sf/lqi/umdp/uad/index.jsp UAD Overview / FAQs / Field-Specific Standardization
UCDP <i>Uniform Collateral Data PortalSM</i>	UCDP: www.efanniemae.com/sf/technology/commitloandel/ucdp/index.jsp UCDP Overview / FAQs
ULDD <i>Uniform Loan Delivery Dataset</i>	ULDD: www.efanniemae.com/sf/refmaterials/prodmortcodes/ ULDD Overview / Delivery Specifications / FAQs

For lenders, compliance with Uniform Mortgage Data Program (or UMDP) requirements is mandatory for successful loan deliveries as of March 19, 2012.

Effective September 1, 2011, all conventional loan appraisals utilizing the below forms must be submitted to IRR-Residential in a UAD compliant format.

- UAD specifications include the following appraisal report forms:
 - Uniform Residential Appraisal Report (Fannie Mae Form 1004)
 - Manufactured Home Appraisal Report (Fannie Mae Form 1004C)
 - Small Residential Income Property Appraisal Report (Fannie Mae Form 1025)
 - Individual Condominium Unit Appraisal Report (Fannie Mae Form 1073)
 - Exterior-Only Inspection Individual Condominium Unit Appraisal Report (Fannie Mae Form 1075)
 - Exterior-Only Inspection Residential Appraisal Report (Fannie Mae Form 2055)
 - Individual Cooperative Interest Appraisal Report (Fannie Mae Form 2090)
 - Exterior-Only Inspection Individual Cooperative Interest Appraisal Report (Fannie Mae Form 2095)

- The UAD specifications can be utilized on other appraisal report form types, but are not required.

IRR Residential strongly encourages all of our appraiser vendors to sign up and take a UAD training session through your appraisal association or one that is conducted by your current software provider.

To gain a better understanding of the UAD process, click the following link which will take you to training and reference material online at the Fannie Mae website. www.efanniemae.com/sf/lqi/umdp/uad/index.jsp

Additional Tools to Assist Your UAD Implementation

To help you incorporate UAD requirements into your business processes, we encourage you to take advantage of these UAD resources:

- [Preparing Your Appraisal Providers for the September 1, 2011, UAD Effective Date](#)
- [UAD Recorded Tutorial](#)
- [UAD Interactive Reference Manual](#)
- [UAD Live Web Seminars](#)
- [Fannie Mae Monthly UMDP Yardstick](#)

Do not hesitate to contact IRR Residential, if you have any further questions regarding the UAD requirements.

Thank you!

The IRR-Residential Team