

**SUBJECT:** Important details about FNMA's New Appraisal Messaging

Fannie Mae's Appraisal Messaging begins in less than a week, which means that starting Monday, January 28<sup>th</sup>, all appraisals submitted to Fannie through the UCDP will be evaluated to their additional criteria. Are you ready?

**How Appraisal Messaging Works:**

- Appraisals submitted to the UCDP are screened against FNMA "warnings" criteria.
- If an appraisal is found to have one or more possible issues with any of the criteria, a "hard stop" will be issued, along with a message for each possible issue.

The additional Appraisal Messaging applies to loans submitted to both GSEs or to Fannie Mae only. Right now, messages serve as warnings and the "hard stops" will be automatically overridden. Neither messages nor hard stops will preclude UCDP submission—*for now*.

**Be Warned:**

- "Hard stops" will probably become fatal edits or require a request for manual override. In that event, fatal edits must be resolved before the appraisal can be successfully submitted.
- "Hard stops" and messages can be used to "red flag" lenders with repeated issues on appraisals, potentially impairing their ability to submit loans to Fannie Mae.

Your safest option is to catch—and resolve—potential issues before Fannie Mae does.

RealView, Platinum Data's appraisal quality verification technology, is the ideal solution. It scours appraisals and identifies any issue that could present a problem, so you can fix issues before you submit to the UCDP.

RealView users reduce appraisal review times by up to 60% and get 100% accuracy and transparency—every time, on every appraisal. RealView can be easily configured to address Fannie's additional criteria, too.

Getting ready for Fannie Mae's Appraisal Messaging is easy. Call us at (877) 711-1200 or email to [fnmawarnings@platdata.com](mailto:fnmawarnings@platdata.com) to schedule a RealView demo or to learn more about Fannie Mae's Appraisal Messaging.