Mortgage Appraisal Modernization 2026

UAD 3.6: Same House. Completely Different Report.

A Realtor's guide to the biggest appraisal reporting change in more than a decade



Evan Swanson, CFP®
Guild Mortgage | NMLS #120856

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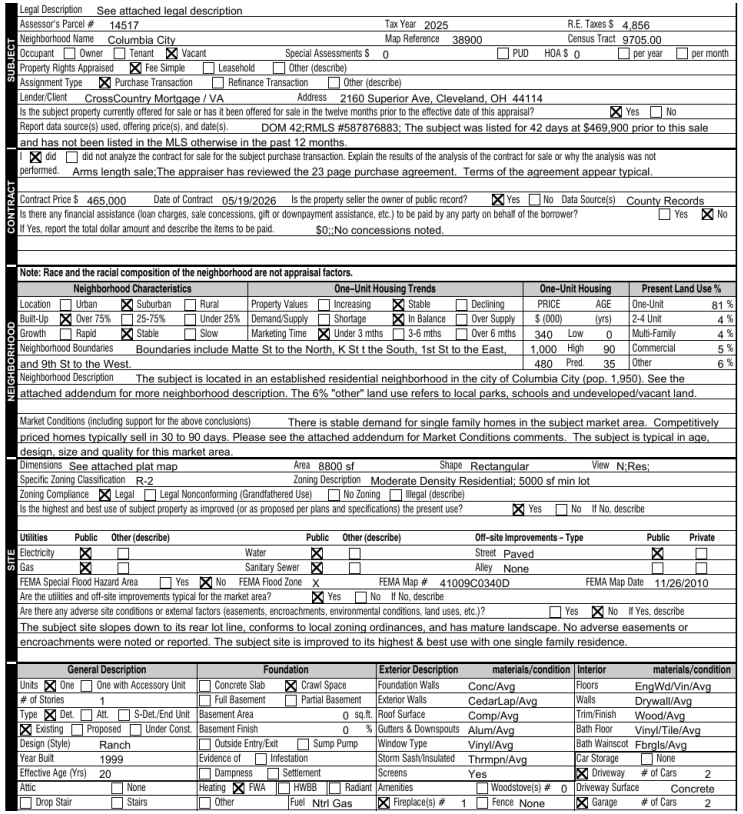
Why the change?

Guild mortgage
OWN WHAT MATTERS

SWANSON
HOME LOANS

The old report makes the reader hunt

The information is there - but it may not be where you expect it.



SUBJECT

Legal Description See attached legal description
Assessor's Parcel # 14517 Tax Year 2025 R.E. Taxes $ 4,856
Neighborhood Name Columbia City Map Reference 38900 Census Tract 9705.00
Occupant ☐ Owner ☐ Tenant ☒ Vacant Special Assessments $ 0 ☐ PUD HOA $ 0 ☐ per year ☐ per month
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
Assignment Type ☒ Purchase Transaction ☐ Refinance Transaction ☐ Other (describe)
Lender/Client CrossCountry Mortgage / VA Address 2160 Superior Ave, Cleveland, OH 44114
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☒ Yes ☐ No
Report data source(s) used, offering price(s), and date(s). DOM 42;RMLS #587876883; The subject was listed for 42 days at $469,900 prior to this sale and has not been listed in the MLS otherwise in the past 12 months.

CONTRACT

I ☒ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale;The appraiser has reviewed the 23 page purchase agreement. Terms of the agreement appear typical.

Contract Price $ 465,000 Date of Contract 05/19/2026 Is the property seller the owner of public record? ☒ Yes ☐ No Data Source(s) County Records
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☒ No
If Yes, report the total dollar amount and describe the items to be paid. $0;;No concessions noted.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %
Location ☐ Urban ☒ Suburban ☐ Rural		Property Values ☐ Increasing ☒ Stable ☐ Declining		PRICE	AGE	One-Unit 81 %
Built-Up ☒ Over 75% ☐ 25-75% ☐ Under 25%		Demand/Supply ☐ Shortage ☒ In Balance ☐ Over Supply		$ (000)	(yrs)	2-4 Unit 4 %
Growth ☐ Rapid ☒ Stable ☐ Slow		Marketing Time ☒ Under 3 mths ☐ 3-6 mths ☐ Over 6 mths		340 Low	0	Multi-Family 4 %
Neighborhood Boundaries Boundaries include Matte St to the North, K St t the South, 1st St to the East, and 9th St to the West.				1,000 High	90	Commercial 5 %
				480 Pred.	35	Other 6 %

Neighborhood Description The subject is located in an established residential neighborhood in the city of Columbia City (pop. 1,950). See the attached addendum for more neighborhood description. The 6% "other" land use refers to local parks, schools and undeveloped/vacant land.

Market Conditions (including support for the above conclusions) There is stable demand for single family homes in the subject market area. Competitively priced homes typically sell in 30 to 90 days. Please see the attached addendum for Market Conditions comments. The subject is typical in age, design, size and quality for this market area.

SITE

Dimensions See attached plat map Area 8800 sf Shape Rectangular View N;Res;
Specific Zoning Classification R-2 Zoning Description Moderate Density Residential; 5000 sf min lot
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	☒	☐	Water	☒	☐	Street Paved	☒	☐
Gas	☒	☐	Sanitary Sewer	☒	☐	Alley None	☐	☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 41009C0340D FEMA Map Date 11/26/2010
Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe
The subject site slopes down to its rear lot line, conforms to local zoning ordinances, and has mature landscape. No adverse easements or encroachments were noted or reported. The subject site is improved to its highest & best use with one single family residence.

IMPROVEMENTS

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units ☒ One ☐ One with Accessory Unit		☐ Concrete Slab ☒ Crawl Space		Foundation Walls	Conc/Avg	Floors	EngWd/Vin/Avg
# of Stories 1		☐ Full Basement ☐ Partial Basement		Exterior Walls	CedarLap/Avg	Walls	Drywall/Avg
Type ☒ Det. ☐ Att. ☐ S-Det./End Unit		Basement Area 0 sq.ft.		Roof Surface	Comp/Avg	Trim/Finish	Wood/Avg
☒ Existing ☐ Proposed ☐ Under Const.		Basement Finish 0 %		Gutters & Downspouts	Alum/Avg	Bath Floor	Vinyl/Tile/Avg
Design (Style) Ranch		☐ Outside Entry/Exit ☐ Sump Pump		Window Type	Vinyl/Avg	Bath Wainscot	Fbrgls/Avg
Year Built 1999		Evidence of ☐ Infestation		Storm Sash/Insulated	Thrmpn/Avg	Car Storage	☐ None
Effective Age (Yrs) 20		☐ Dampness ☐ Settlement		Screens	Yes	☒ Driveway	# of Cars 2
Attic ☐ None		Heating ☒ FWA ☐ HWBB ☐ Radiant		Amenities	☐ Woodstove(s) # 0	Driveway Surface	Concrete
☐ Drop Stair ☐ Stairs		☐ Other Fuel Ntrl Gas		☒ Fireplace(s) # 1	☐ Fence None	☒ Garage	# of Cars 2

→

"See attached addendum for more neighborhood description."

→

"See attached addendum for Market Conditions comments."

The issue is not missing information. It is fragmented information.

Problem:
See addendum

“Humpty Dumpty sat on a (see slide #7).....

Humpty Dumpty had a great (see slide #12).....

All the king’s horses and all the kings (see slide #18).....

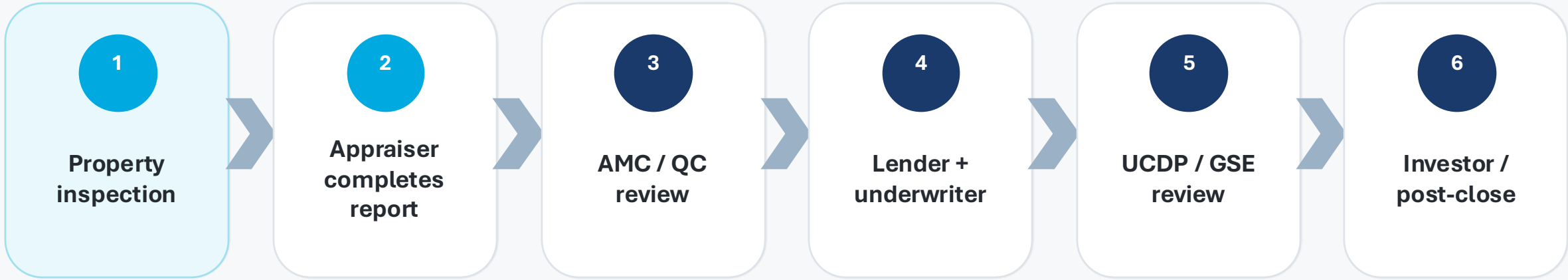
Couldn’t put Humpty (see addendum).”



Guild mortgage
OWN WHAT MATTERS
SWANSON HOME LOANS

The appraisal has a long journey

Every handoff is another chance for a question, clarification, or revision.



When the answer is buried three addenda later, every reviewer has to reconstruct the story.

UAD 3.6 is designed to make the data easier to collect, transmit, validate, and review.

Two acronyms that explain where this is going

Think of UAD as the language — and UCDP as the pipeline.

WHY THIS MATTERS LATER

1

APPRAISER

Creates the property story

- Inspects and researches the property
- Selects and analyzes comparable sales
- Forms an opinion of market value

2

UAD

Uniform Appraisal Dataset

- Defines how appraisal data is structured and labeled
- Condition • quality • site • rooms • amenities • comps
- 3.6 adds richer, more discrete property data

3

UCDP

Uniform Collateral Data Portal

- The GSE portal that receives appraisal data files
- Checks submissions for completeness and format
- Reconciles other appraisal findings and collateral feedback

4

GSE DATA

A growing collateral history

- Standardized data accumulates across millions of loans
- Feeds collateral risk tools and automated review
- More data can improve confidence in future decisions

THE BRIDGE TO APPRAISAL WAIVERS?

More consistent data → stronger collateral models → more confidence in automated decisions

Long-term potential: broader use of appraisal waivers or alternative appraisal paths — not a promise, but a logical direction.

…..WALL



Guild mortgage
OWN WHAT MATTERS

SWANSON
HOME LOANS

The big idea: from forms to data

The subject property drives the report - not a legacy form number.

WHAT UAD 3.6 CHANGES

LEGACY UAD 2.6

1004
1073
1025
1004C
2055

Choose the form first then fit the property into it.

Static fields
Form-specific layouts
Free-form narrative
Supplemental addenda

NEW UAD 3.6

Dynamic URAR

Property data determines what sections appear.

One flexible report
Structured fields
Contextual commentary
Machine-readable data

The report adapts to the property instead of forcing the property into a form.

How we got here

Appraisal modernization has been happening in stages.

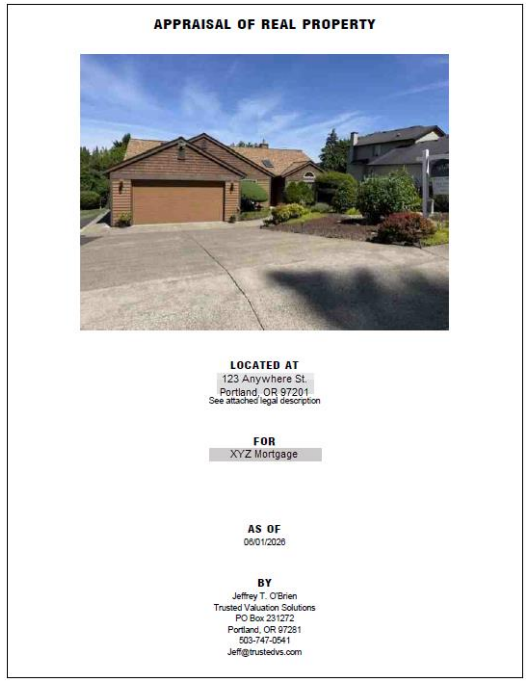
TIMELINE



The 2011-era UAD standardized selected fields - including Condition and Quality ratings - but it still lived on static legacy forms. UAD 3.6 continues that modernization by rebuilding the report around structured data.

Same house. Same value. Two completely different reports.

LEGACY UAD 2.6



APPRAISAL OF REAL PROPERTY

LOCATED AT
123 Anywhere St.
Portland, OR 97201
See attached legal description

FOR
XYZ Mortgage

AS OF
06/01/2026

BY
Jeffrey T. O'Brien
Trusted Valuation Solutions
PO Box 231272
Portland, OR 97281
503-747-0541
Jeff@trustedvs.com

36

pages in the legacy report

$467,000

NEW UAD 3.6



Uniform Residential Appraisal Report
123 Anywhere St., Portland, OR 97201

SUMMARY

Opinion of Market Value	$467,000	Market Value Condition	As Is
Effective Date of Appraisal	06/01/2026	Property Valuation Method	Traditional Appraisal
Assignment Reason	Purchase	Appraiser Name	Jeff OBrien
Borrower Name			
Current Owner of Public Record			
Contract Price	$465,000		
Listing Status	Pending		

Property Description

Construction Method	Site Built	Overall Quality	Q4
Attachment Type	Detached	Overall Condition	C4

	Yes	No
Planned Unit Development (PUD)	☐	☑
Condominium	☐	☑
Cooperative	☐	☑
Condop	☐	☑
Subject Site Owned in Common	☐	☑

Units Excluding ADUs	1
Accessory Dwelling Units	0
Property Rights Appraised	Fee Simple

	Yes	No
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	☑	☐

Zoning Compliance	Legal

Apparent Defects, Damages, Deficiencies Requiring Action
None

22

pages in the new report

$467,000

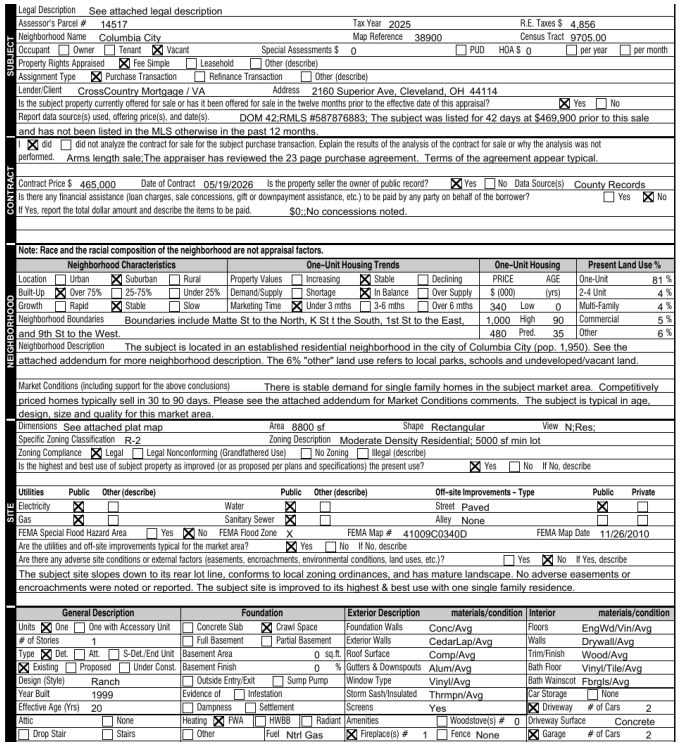
The appraisal did not change. The way the property is described did.

The answer is now on page one

The new report starts with the conclusion - then shows you the evidence.

ACTUAL REPORT EXAMPLE

OLD REPORT



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Electricity	☒	☐	Water	☒	☐	Street Paved	☒	☐
Gas	☒	☐	Sanitary Sewer	☒	☐	Alley None	☐	☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 41009C0340D FEMA Map Date 11/26/2010
Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe
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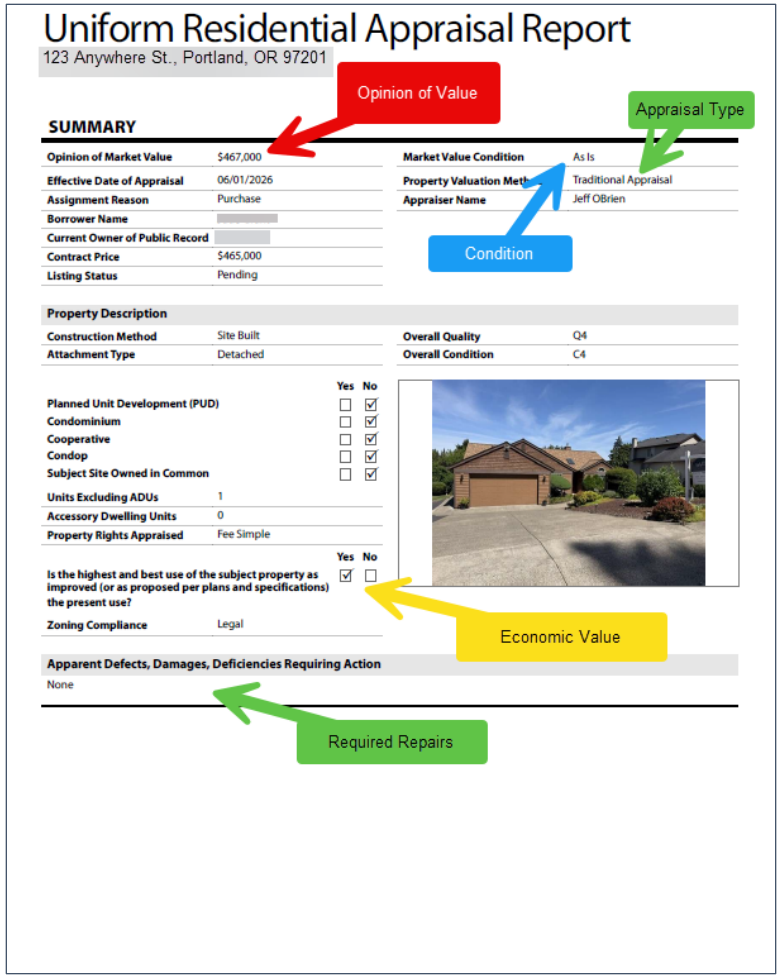
General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units ☒ One ☐ One with Accessory Unit		☐ Concrete Slab ☒ Crawl Space		Foundation Walls	Conc/Avg	Floors	EngWd/Vin/Avg
# of Stories 1		☐ Full Basement ☐ Partial Basement		Exterior Walls	CedarLap/Avg	Walls	Drywall/Avg
Type ☒ Det. ☐ Att. ☐ S-Det./End Unit		Basement Area 0 sq.ft.		Roof Surface	Comp/Avg	Trim/Finish	Wood/Avg
☒ Existing ☐ Proposed ☐ Under Const.		Basement Finish 0 %		Gutters & Downspouts	Alum/Avg	Bath Floor	Vinyl/Tile/Avg
Design (Style) Ranch		☐ Outside Entry/Exit ☐ Sump Pump		Window Type	Vinyl/Avg	Bath Wainscot	Fbrgls/Avg
Year Built 1999		Evidence of ☐ Infestation		Storm Sash/Insulated	Thrmpn/Avg	Car Storage	☐ None
Effective Age (Yrs) 20		☐ Dampness ☐ Settlement		Screens	Yes	☒ Driveway	# of Cars 2
Attic ☐ None		Heating ☒ FWA ☐ HWBB ☐ Radiant		Amenities	☐ Woodstove(s) # 0	Driveway Surface	Concrete
☐ Drop Stair ☐ Stairs		Other Fuel Ntrl Gas		☒ Fireplace(s) # 1	☐ Fence None	☒ Garage	# of Cars 2

Value appears on page 2

NEW REPORT



$467,000 is on page 1

Also on page 1: Appraisal Type• Economic Value• "As Is" • defects requiring action



.....Fall

Guild mortgage
OWN WHAT MATTERS

SWANSON
HOME LOANS

Quality & Condition Ratings are more detailed

LEGACY

The subject site slopes down ... rear lot line, conforms to local zoning ordinances, and has mature landscape. No adverse easements or encroachments were noted or reported. The subject site is improved to its highest & best use with one single family residence.

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units	☒ One ☐ One with Accessory Unit	☐ Concrete Slab	☒ Crawl Space	Foundation Walls	Conc/Avg	Floors	Engwd/Vin/Avg
# of Stories	1	☐ Full Basement	☐ Partial Basement	Exterior Walls	CedarLap/Avg	Walls	Drywall/Avg
Type	☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area	0 sq.ft.	Roof Surface	Comp/Avg	Trim/Finish	Wood/Avg
☒ Existing	☐ Proposed ☐ Under Const.	Basement Finish	0 %	Gutters & Downspouts	Alum/Avg	Bath Floor	Vinyl/Tile/Avg
Design (Style)	Ranch	☐ Outside Entry/Exit	☐ Sump Pump	Window Type	Vinyl/Avg	Bath Wainscot	Fbrgls/Avg
Year Built	1999	Evidence of	☐ Infestation	Storm Sash/Insulated	Thrmpn/Avg	Car Storage	☐ None
Effective Age (Yrs)	20	☐ Dampness	☐ Settlement	Screens	Yes	☒ Driveway	# of Cars 2
Attic	☐ None	Heating	☒ FWA ☐ HWBB ☐ Radiant	Amenities	☐ Woodstove(s) # 0	Driveway Surface	Concrete
☐ Drop Stair	☐ Stairs	☐ Other	Fuel Ntrl Gas	☒ Fireplace(s) # 1	☐ Fence None	☒ Garage	# of Cars 2
☐ Floor	☒ Scuttle	Cooling	☒ Central Air Conditioning	☒ Patio/Deck Deck	☒ Porch Cvd	☐ Carport	# of Cars 0
☐ Finished	☐ Heated	☐ Individual	☐ Other	☐ Pool None	☐ Other None	☒ Att.	☐ Det. ☐ Built-in

Appliances ☐ Refrigerator ☐ Range/Oven ☒ Dishwasher ☒ Disposal ☐ Microwave ☐ Washer/Dryer ☐ Other (describe)

Finished area above grade contains: 7 Rooms 3 Bedrooms 2.0 Bath(s) 1,588 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). No special energy efficient items.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;The subject is an average quality three bedroom ranch style home with an attached two car garage. At the time of inspection utilities were operational, water heater has seismic straps and smoke detectors were present. No VA MPR repairs were observed.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

No physical deficiencies or adverse conditions noted that affect livability, soundness or its structural integrity.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe

The subject conforms in terms of utility, style, size, and use.

Freddie Mac Form 70 March 2005 UAD Version 9/2011 Page 1 of 6 Fannie Mae Form 1004 March 2005

Form 1004UAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

One overall condition rating

C4 + narrative explanation elsewhere

UAD 3.6

Uniform Residential Appraisal Report Page 6 of 22

Dwelling Exterior

Subject Property Units in Structure	1
Floors in Building	1
Dwelling Style	Ranch
Front Door Elevation	Ground Level
Year Built	1999
Construction Method	Site Built
Converted Area	None



Quality and Condition

Exterior Quality Rating Q4 Exterior Condition Rating C4

The table below supports the Exterior Quality and Condition ratings and reflects the market value condition of this report

Exterior Features

Feature	Detail	Quality Comment	Condition Status	Condition Comment
Exterior Walls and Trim	Wood		Typical Wear and Tear	
Foundation	Poured Concrete | Crawl Space | Slab		Typical Wear and Tear	
Roof	Composition Estimated Age: 10-20 years		Typical Wear and Tear	
Windows	Vinyl Frame		Typical Wear and Tear	Original Windows

Interior Q4 / C4 - with the data underneath

Kitchen: Not Updated • Baths: Not Updated • Flooring: Moderately Updated • 8/9 ft + vaulted ceilings

Quality & Condition Ratings (cont.)

Interior & Exterior

Uniform Residential Appraisal Report Page 7 of 22

Unit Interior

Area Breakdown	
Finished Above Grade	1,588 Sq. Ft.
Unfinished Above Grade	0 Sq. Ft.
Finished Below Grade	0 Sq. Ft.
Unfinished Below Grade	0 Sq. Ft.
Area Data Source	Physical Measurement

Levels in Unit	1
Floor Number	1
Corner Unit	No
Occupancy	Vacant
Utilities Separately Metered	No
Utilities Operating	Yes
Total Bedrooms	3
Total Bathrooms - Full	2
Total Bathrooms - Half	0
Live/Work Space	No

Level and Room Detail

Level in Unit	Grade Level Detail	Finish	Area	Room Summary
Level 1	Above Grade	Finished	1,588 Sq. Ft.	1 - Kitchen 2 - Bath - Full 3 - Bedroom 1 - Dining Room 1 - Family Room 1 - Living Room

Quality and Condition

Interior Quality Rating Q4 **Interior Condition Rating** C4

The tables below support the Interior Quality and Condition ratings and reflect the market value condition of this report

Kitchen and Bathroom Details

Room	Update Status	Time Frame	Quality Comment	Condition Status	Condition Comment
Kitchen Level 1	Not Updated			Typical Wear and Tear	
Bath - Full Level 1	Not Updated			Typical Wear and Tear	
Bath - Full Level 1	Not Updated			Typical Wear and Tear	

.....and per room

3 - Bedroom
1 - Dining Room
1 - Family Room
1 - Living Room

Quality and Condition

Interior Quality Rating Q4 **Interior Condition Rating** C4

The tables below support the Interior Quality and Condition ratings and reflect the market value condition of this report

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Bath - Full Level 1	Not Updated			Typical Wear and Tear	
Bath - Full Level 1	Not Updated			Typical Wear and Tear	

Overall Update Status f... Bathrooms

Each room rated seperately

Interior Features

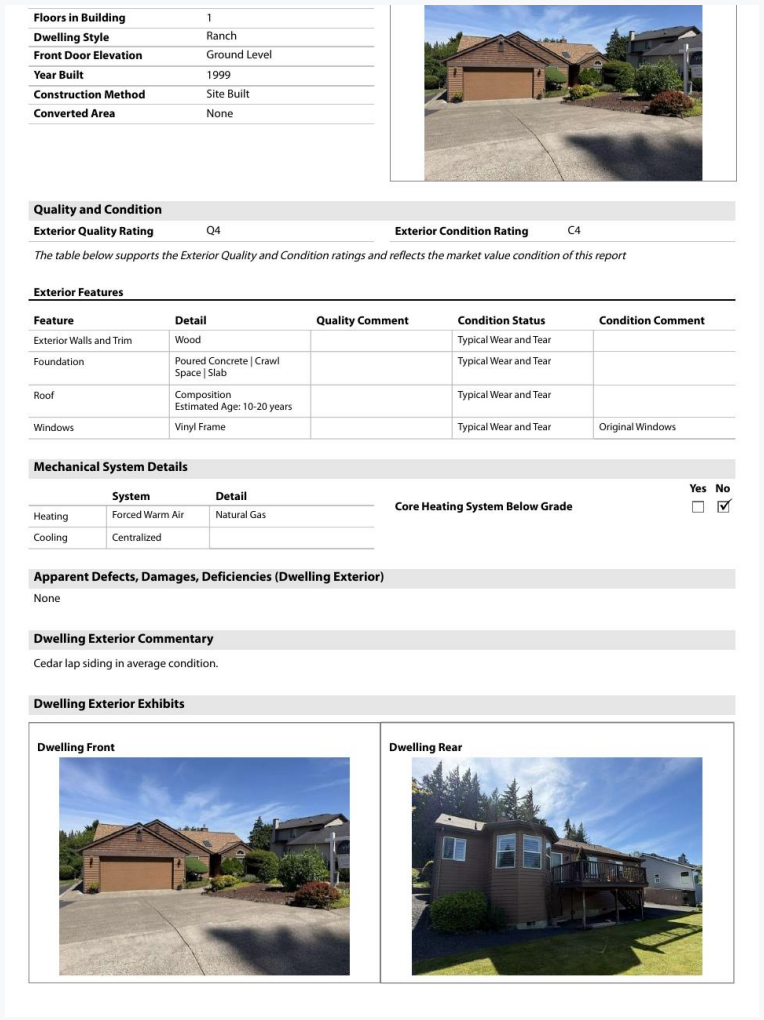
Feature	Detail	Quality Comment	Condition Status	Condition Comment
Flooring	Laminate		Typical Wear and Tear	
Walls and Ceiling	8 Ft. | 9 Ft. | Flat | Vaulted		Typical Wear and Tear	

Overall Update Status for Flooring Moderately Updated

Apparent Defects, Damages, Deficiencies (Unit Interior)

None

The new UAD 3.6 report is more data-intensive



Floors in Building	1
Dwelling Style	Ranch
Front Door Elevation	Ground Level
Year Built	1999
Construction Method	Site Built
Converted Area	None

Quality and Condition

Exterior Quality Rating	Q4	Exterior Condition Rating	C4

The table below supports the Exterior Quality and Condition ratings and reflects the market value condition of this report

Exterior Features

Feature	Detail	Quality Comment	Condition Status	Condition Comment
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Foundation	Poured Concrete | Crawl Space | Slab		Typical Wear and Tear	
Roof	Composition Estimated Age: 10-20 years		Typical Wear and Tear	
Windows	Vinyl Frame		Typical Wear and Tear	Original Windows

Mechanical System Details

	System	Detail
Heating	Forced Warm Air	Natural Gas
Cooling	Centralized	

Core Heating System Below Grade — Yes ☐ No ☑

Apparent Defects, Damages, Deficiencies (Dwelling Exterior)

None

Dwelling Exterior Commentary

Cedar lap siding in average condition.

Dwelling Exterior Exhibits

Dwelling Front

Dwelling Rear

The appraiser is collecting more details about the property

1. **Roof** — Material + estimated age
2. **Windows** — Frame + condition
3. **Ceilings** — Height + style
4. **Kitchen & baths** — Update status + condition
5. **Garage** — Type + spaces + square footage
6. **Amenities** — Decks, outbuildings, ADUs, more

Legacy appraisal report included 400-500 data points per property. UAD 3.6 includes approximately 3,000 data points! As a result, appraisal inspections will take longer.

Help the appraiser tell the right story

Accurate property information becomes even more valuable under UAD 3.6.

REALTOR PLAYBOOK

UPDATES

- Kitchen renovation date
- Bathroom update dates
- Roof age / replacement
- Window replacement

SPACE

- Converted areas
- ADU / rental status
- Outbuildings / shops
- Garage + accessory spaces

DOCUMENTATION

- Permits if available
- HOA / project information
- Energy improvements
- Make every area accessible

You are not trying to influence value. You are helping the appraiser accurately document the property.

Details to provide to appraiser

appraisalVALET

Property Scoping & Information Form

1. Major Updates & Maintenance:

Roof Replaced? ☐ Yes ☐ No | **If yes, Year:** _____

Kitchen Updated? ☐ Yes ☐ No

Level: ☐ Updated (Minor) ☐ Fully Remodeled | **Year:** _____

Bathrooms Updated? ☐ Yes ☐ No | **Fully Remodeled?** ☐ Yes ☐ No

Details (E.g., Primary Bath Remodeled 2022): _____

2. Property Features:

Converted Area in home? ☐ Yes ☐ No | **If yes, areas:** _____

Private Street ☐ Yes ☐ No | **If Yes, is there a Road Maintenance Agreement?** ☐ Yes ☐ No ☐ Unknown

More than 1 Lot/ Parcel? ☐ Yes ☐ No | **If yes, number of Lots/Parcels:** _____

3. Planned Unit Development (PUD):

Is the property a PUD? ☐ Yes ☐ No | **If yes, answer the following:**

Monthly Dues: $_____ | Utilities Included in HOA: _____

Common Amenities/Services Included: _____

Special Assessments (Incurred or Proposed): _____

Known Legal Actions vs. HOA? ☐ Yes ☐ No

4. Water Frontage & Private Water Access

Water Frontage/Access? ☐ Yes ☐ No | **If yes, answer the following:**

Total Linear Measurement: _____ ft. | **Access Depth:** _____ ft.

Water Type: ☐ Deep ☐ Shallow ☐ Non-Navigable ☐ Unknown

Access Type: ☐ Privately Owned ☐ Deeded (Easement) ☐ Permit

5. Parcel/ Lot, ADU & Solar Information

Includes Accessory Dwelling Units (ADU)? ☐ Yes ☐ No | **If yes, number of ADUs:** _____

Can you legally rent the ADU(s)? ☐ Yes ☐ No

Separate electrical meter(s) for ADU(s)? ☐ Yes ☐ No

Includes Solar Panels? ☐ Yes ☐ No

If yes, are they: ☐ Leased ☐ Owned ☐ PPA (Power Purchase Agreement)

If owned, are they financed? ☐ Yes ☐ No

6. Energy / Green Efficiency Ratings

Energy / Green Efficiency Ratings? ☐ Yes ☐ No | **If yes, answer the following:**

☐ LEED: ☐ Certified ☐ Silver ☐ Gold ☐ Platinum

☐ Energy Star Rated (Entire Building)

☐ NGBS (National Green Building Standard)

☐ HERS Score (Home Energy Rating) Score: _____

Guild mortgage OWN WHAT MATTERS

SWANSON HOME LOANS

.....Men



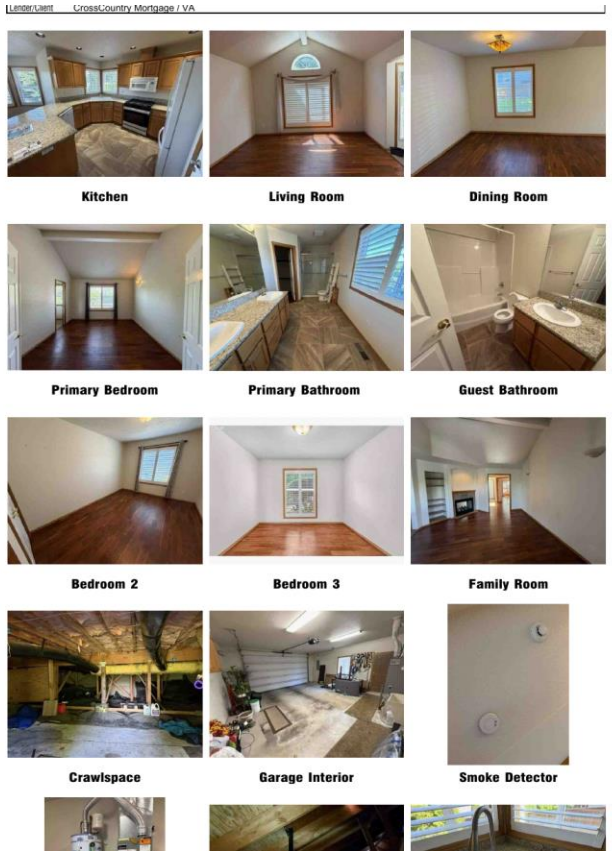
Guild mortgage
OWN WHAT MATTERS

SWANSON
HOME LOANS

Photos move from a separate gallery into the story

The reader sees the evidence closer to the data it supports.

LEGACY: GROUPED PHOTO SHEET



Kitchen, rooms, crawlspace, garage, utilities - all collected on a later photo page.

UAD 3.6: PHOTOS IN CONTEXT

Vehicle Storage

Storage	Number of Parking Spaces	Detail
Garage	2	Attached 484 Sq. Ft.

Apparent Defects, Damages, Deficiencies (Vehicle Storage)

None

Vehicle Storage Exhibits

Garage



Photo of garage shown in "vehicle storage section"

Subject Property Amenities

Amenity Category	Subject Property Amenity	Material	Detail
Outdoor Living	Deck	Wood	192 Sq. Ft. Total Number - 1

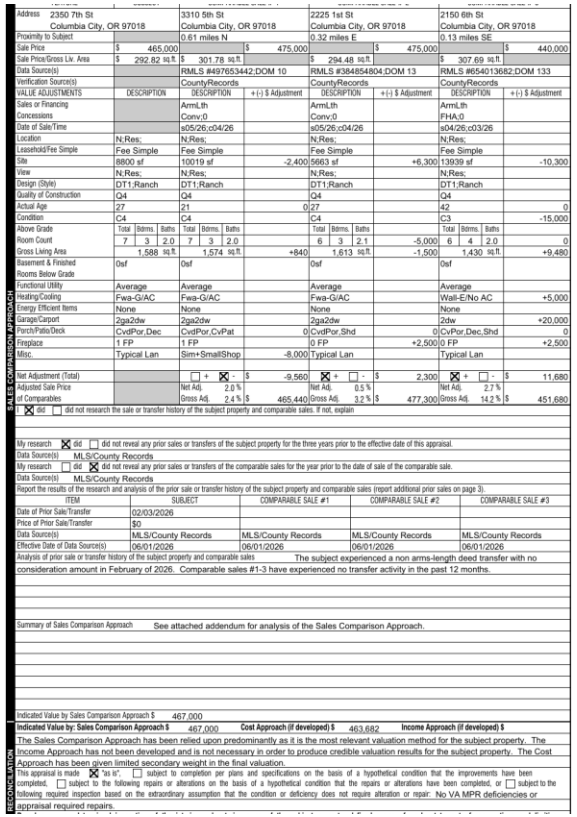
Apparent Defects, Damages, Deficiencies (Subject Property Amenities)

None

Sales Comparison: Same comps. Better story.

The analysis is not necessarily new - the visibility of the analysis is.

LEGACY GRID



	Subject	Comparable Sale #1	Comparable Sale #2	Comparable Sale #3
Address	2350 7th St Columbia City, OR 97018	3310 5th St Columbia City, OR 97018	2225 1st St Columbia City, OR 97018	2150 6th St Columbia City, OR 97018
Proximity to Subject		0.61 miles N	0.32 miles E	0.13 miles SE
Sale Price	$ 465,000	$ 475,000	$ 475,000	$ 440,000
Sale Price/Gross Liv. Area	$ 292.82 sq.ft.	$ 301.78 sq.ft.	$ 294.48 sq.ft.	$ 307.69 sq.ft.
Data Source(s)		RMLS #497653442;DOM 10	RMLS #384854804;DOM 13	RMLS #654013682;DOM 133
Verification Source(s)		County Records	County Records	County Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) $ Adjustment	DESCRIPTION +(-) $ Adjustment	DESCRIPTION +(-) $ Adjustment
Sales or Financing Concessions		ArmLth Conv;0	ArmLth Conv;0	ArmLth FHA;0
Date of Sale/Time		s05/26;c04/26	s05/26;c04/26	s04/26;c03/26
Location	N;Res;	N;Res;	N;Res;	N;Res;
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	8800 sf	10019 sf -2,400	5663 sf +6,300	13939 sf -10,300
View	N;Res;	N;Res;	N;Res;	N;Res;
Design (Style)	DT1;Ranch	DT1;Ranch	DT1;Ranch	DT1;Ranch
Quality of Construction	Q4	Q4	Q4	Q4
Actual Age	27	21 0	27 0	42 0
Condition	C4	C4	C4	C3 -15,000
Above Grade Room Count	Total 7 Bdrms. 3 Baths 2.0	Total 7 Bdrms. 3 Baths 2.0	Total 6 Bdrms. 3 Baths 2.1 -5,000	Total 6 Bdrms. 4 Baths 2.0 0
Gross Living Area	1,588 sq.ft.	1,574 sq.ft. +840	1,613 sq.ft. -1,500	1,430 sq.ft. +9,480
Basement & Finished Rooms Below Grade	0sf	0sf	0sf	0sf
Functional Utility	Average	Average	Average	Average
Heating/Cooling	Fwa-G/AC	Fwa-G/AC	Fwa-G/AC	Wall-E/No AC +5,000
Energy Efficient Items	None	None	None	None
Garage/Carport	2ga2dw	2ga2dw	2ga2dw	2dw +20,000
Porch/Patio/Deck	CvdPor,Dec	CvdPor,CvPat 0	CvdPor,Shd 0	CvPor,Dec,Shd 0
Fireplace	1 FP	1 FP	0 FP +2,500	0 FP +2,500
Misc.	Typical Lan	Sim+SmallShop -8,000	Typical Lan	Typical Lan
Net Adjustment (Total)		☐ + ☒ - $ -9,560	☒ + ☐ - $ 2,300	☒ + ☐ - $ 11,680
Adjusted Sale Price of Comparables		Net Adj. 2.0 % Gross Adj. 2.4 % $ 465,440	Net Adj. 0.5 % Gross Adj. 3.2 % $ 477,300	Net Adj. 2.7 % Gross Adj. 14.2 % $ 451,680

SALES COMPARISON APPROACH

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data Source(s) MLS/County Records
My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data Source(s) MLS/County Records
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	02/03/2026			
Price of Prior Sale/Transfer	$0			
Data Source(s)	MLS/County Records	MLS/County Records	MLS/County Records	MLS/County Records
Effective Date of Data Source(s)	06/01/2026	06/01/2026	06/01/2026	06/01/2026

Analysis of prior sale or transfer history of the subject property and comparable sales: The subject experienced a non arms-length deed transfer with no consideration amount in February of 2026. Comparable sales #1-3 have experienced no transfer activity in the past 12 months.

Summary of Sales Comparison Approach: See attached addendum for analysis of the Sales Comparison Approach.

Indicated Value by Sales Comparison Approach $ 467,000
Indicated Value by: Sales Comparison Approach $ 467,000 Cost Approach (if developed) $ 463,682 Income Approach (if developed) $

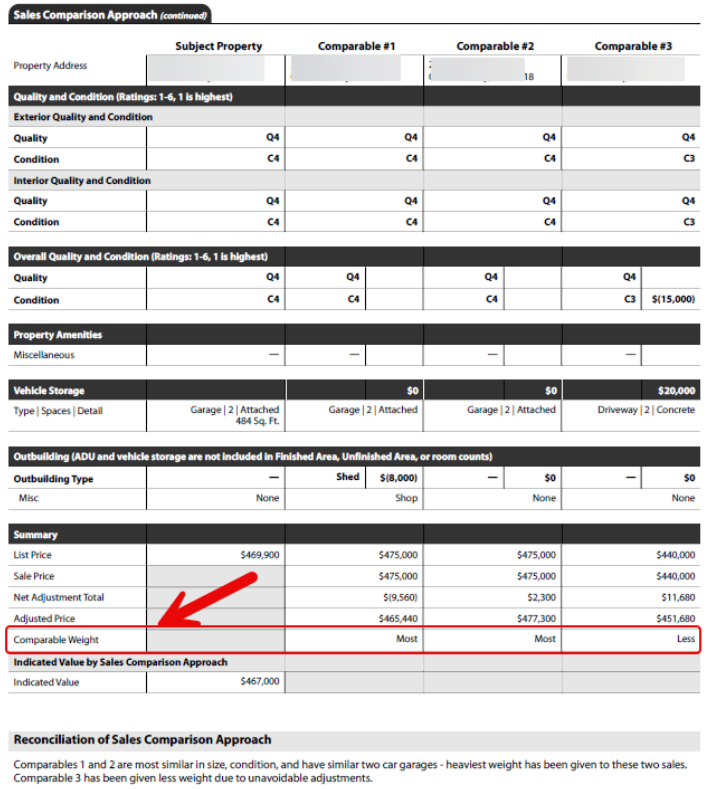
RECONCILIATION

The Sales Comparison Approach has been relied upon predominantly as it is the most relevant valuation method for the subject property. The Income Approach has not been developed and is not necessary in order to produce credible valuation results for the subject property. The Cost Approach has been given limited secondary weight in the final valuation.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: No VA MPR deficiencies or appraisal required repairs.

Adjustments + abbreviations, with more rationale pushed to addenda.

UAD 3.6 GRID



Sales Comparison Approach *(continued)*

	Subject Property	Comparable #1	Comparable #2	Comparable #3
Property Address				
Quality and Condition (Ratings: 1-6, 1 is highest)				
Exterior Quality and Condition				
Quality	Q4	Q4	Q4	Q4
Condition	C4	C4	C4	C3
Interior Quality and Condition				
Quality	Q4	Q4	Q4	Q4
Condition	C4	C4	C4	C3
Overall Quality and Condition (Ratings: 1-6, 1 is highest)				
Quality	Q4	Q4	Q4	Q4
Condition	C4	C4	C4	C3 $(15,000)
Property Amenities				
Miscellaneous	—	—	—	—
Vehicle Storage		$0	$0	$20,000
Type | Spaces | Detail	Garage | 2 | Attached 484 Sq. Ft.	Garage | 2 | Attached	Garage | 2 | Attached	Driveway | 2 | Concrete
Outbuilding (ADU and vehicle storage are not included in Finished Area, Unfinished Area, or room counts)				
Outbuilding Type	—	Shed $(8,000)	— $0	— $0
Misc	None	Shop	None	None
Summary				
List Price	$469,900	$475,000	$475,000	$440,000
Sale Price		$475,000	$475,000	$440,000
Net Adjustment Total		$(9,560)	$2,300	$11,680
Adjusted Price		$465,440	$477,300	$451,680
Comparable Weight		Most	Most	Less
Indicated Value by Sales Comparison Approach				
Indicated Value	$467,000			

Reconciliation of Sales Comparison Approach

Comparables 1 and 2 are most similar in size, condition, and have similar two car garages - heaviest weight has been given to these two sales. Comparable 3 has been given less weight due to unavoidable adjustments.

Exterior / interior / overall Q&C • outbuildings • comp weighting • reconciliation in the section.

In this sample, Comps 1 and 2 are explicitly labeled "Most" weight; Comp 3 receives "Less."

You should not need an appraisal decoder ring

UAD 3.6 replaces much of the compressed shorthand with clearer structured fields.

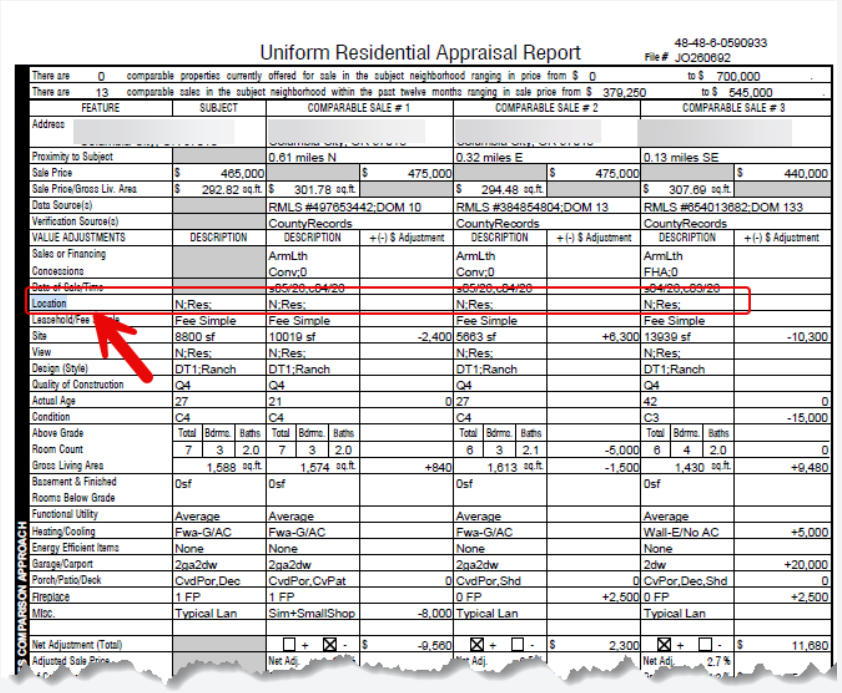
LEGACY SHORTHAND	UAD 3.6 STRUCTURED LANGUAGE
N;Res;	Residential | Full | Neutral
DT1;Ranch	Detached | Ranch
Fwa-G/AC	Forced Warm Air | Natural Gas | Centralized
2ga2dw	Garage | 2 | Attached
ArmLth	Typically Motivated
Conv;0	Conventional | $0

Still standardized - just far easier for humans and computers to interpret.

Site & View gain better visibility

Location and view are described with more specific data and impact.

LEGACY



Uniform Residential Appraisal Report

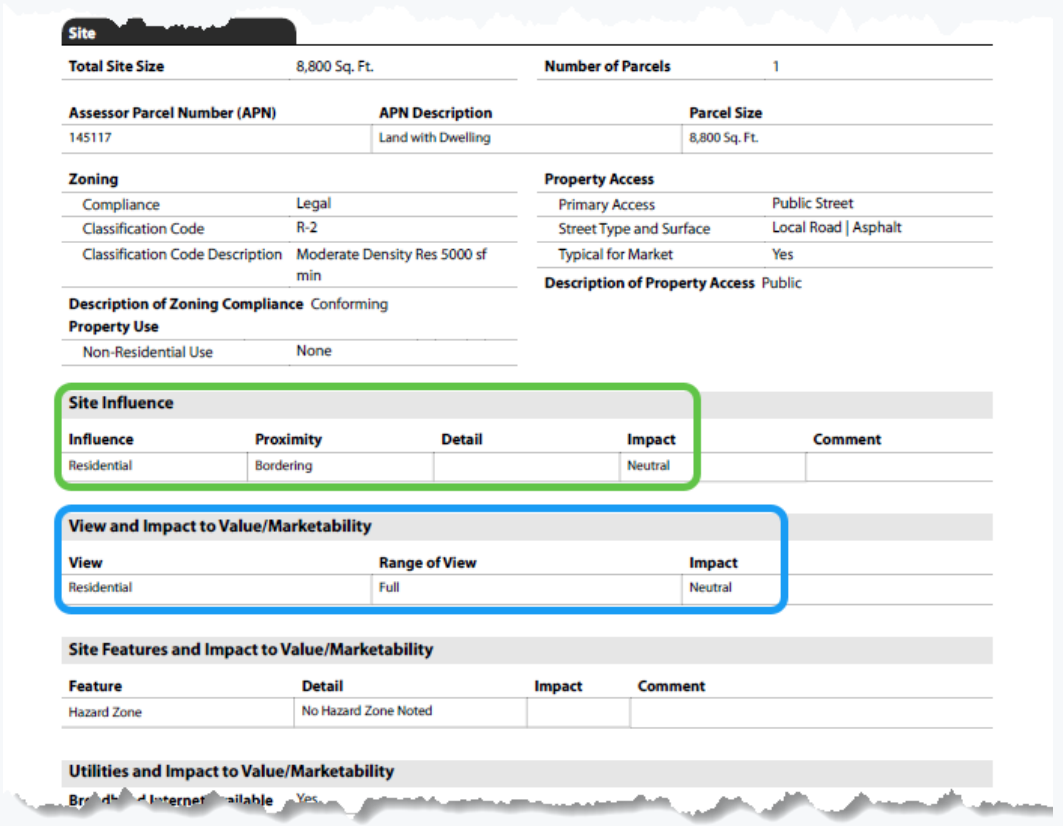
48-48-6-0590933
File # JO260692

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address							
Proximity to Subject		0.61 miles N		0.32 miles E		0.13 miles SE	
Sale Price		$ 475,000		$ 475,000		$ 440,000	
Sale Price/Gross Liv. Area		$ 301.78 sq.ft.		$ 294.48 sq.ft.		$ 307.69 sq.ft.	
Data Source(s)		RMLS #497653442;DOM 10		RMLS #384854804;DOM 13		RMLS #654013682;DOM 133	
Verification Source(s)		CountyRecords		CountyRecords		CountyRecords	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth FHA;0	
Date of Sale/Time		s05/20;c04/20		s05/20;c04/20		s04/20;c03/20	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	8800 sf	10019 sf	-2,400	5663 sf	+6,300	13939 sf	-10,300
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	27	21	0	27		42	0
Condition	C4	C4		C4		C3	-15,000
Above Grade Room Count	7 3 2.0	7 3 2.0		6 3 2.1	-5,000	6 4 2.0	0
Gross Living Area	1,588 sq.ft.	1,574 sq.ft.	+840	1,613 sq.ft.	-1,500	1,430 sq.ft.	+9,480
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Fwa-G/AC	Fwa-G/AC		Fwa-G/AC		Wall-E/No AC	+5,000
Energy Efficient Items	None	None		None		None	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2dw	+20,000
Porch/Patio/Deck	CvdPor,Dec	CvdPor,CvPat	0	CvdPor,Shd	0	CvPor,Dec,Shd	0
Fireplace	1 FP	1 FP		0 FP	+2,500	0 FP	+2,500
Misc.	Typical Lan	Sim+SmallShop	-8,000	Typical Lan		Typical Lan	
Net Adjustment (Total)		☐ + ☒ -	$ -9,560	☒ + ☐ -	$ 2,300	☒ + ☐ -	$ 11,680
Adjusted Sale Price		Net Adj.		Net Adj.		Net Adj. 2.7 %	

SALES COMPARISON APPROACH

Neutral + Residential compressed into code

UAD 3.6



Site

Total Site Size	8,800 Sq. Ft.	**Number of Parcels**	1

Assessor Parcel Number (APN)	APN Description	Parcel Size
145117	Land with Dwelling	8,800 Sq. Ft.

Zoning

Compliance	Legal
Classification Code	R-2
Classification Code Description	Moderate Density Res 5000 sf min

Description of Zoning Compliance Conforming

Property Use

Non-Residential Use	None

Property Access

Primary Access	Public Street
Street Type and Surface	Local Road | Asphalt
Typical for Market	Yes

Description of Property Access Public

Site Influence

Influence	Proximity	Detail	Impact	Comment
Residential	Bordering		Neutral	

View and Impact to Value/Marketability

View	Range of View	Impact
Residential	Full	Neutral

Site Features and Impact to Value/Marketability

Feature	Detail	Impact	Comment
Hazard Zone	No Hazard Zone Noted		

Utilities and Impact to Value/Marketability

Br[illegible]d Internet [illegible]ailable Yes

Residential • Bordering • Neutral | Residential view • Full • Neutral

A subtle but important workflow change

The legacy form explicitly required street observation of each comparable sale.

LEGACY

"inspect each of the comparable sales from at least the street"

For rural assignments, driving every comp can mean substantial windshield time.

UAD 3.6

Reliable third-party data may include:

- MLS
- Tax + public records
- Satellite imagery
- Virtual street views
- Property data services
- Surveys / engineering reports

Takeaway: greater ability to rely on credible data – appraisers are happy about this!

The Opportunity & Concern over outbuildings

The new dynamic report allows for more space but that comes with a potential hazard.

LEGACY

- 1 unit properties limited to one ADU
- Limited structured space to describe ADU's & outbuildings
- Dilapidated outbuildings could be ignored

UAD 3.6

- Dynamic Form allows for up to 3 ADU's
- All detached structures must be included in report

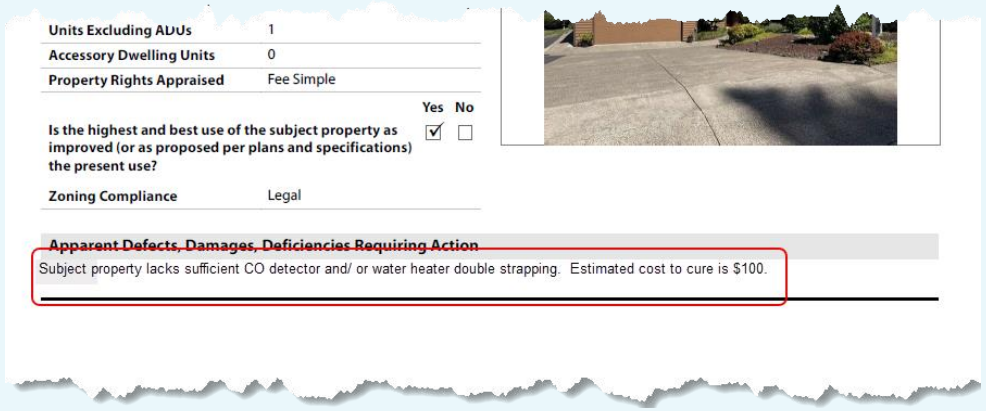
Takeaway: It is unclear how lenders will deal with unsafe outbuildings

Required Repairs Changing?

LEGACY

- Appraisers simply needed to list “subject to” repairs
- CO detector either mentioned in narrative form and/ or photo gallery
- Water heater straps either mentioned in narrative form and/ or photo gallery

UAD 3.6



Units Excluding ADUs	1
Accessory Dwelling Units	0
Property Rights Appraised	Fee Simple

	Yes	No
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	☑	☐

Zoning Compliance	Legal

Apparent Defects, Damages, Deficiencies Requiring Action

Subject property lacks sufficient CO detector and/ or water heater double strapping. Estimated cost to cure is $100.

Takeaway: Appraisers will use same judgement in calling out repairs, but must include estimated cost to cure.

November 2, 2026: the mandate

But the transition will not look identical at every lender.

IMPLEMENTATION

NOVEMBER

2

UAD 3.6 mandate

Based on the initial UCDP submission date

2026

Temporary policy exception

Approved lenders may continue submitting UAD 2.6 reports during the exception period while completing their transition.

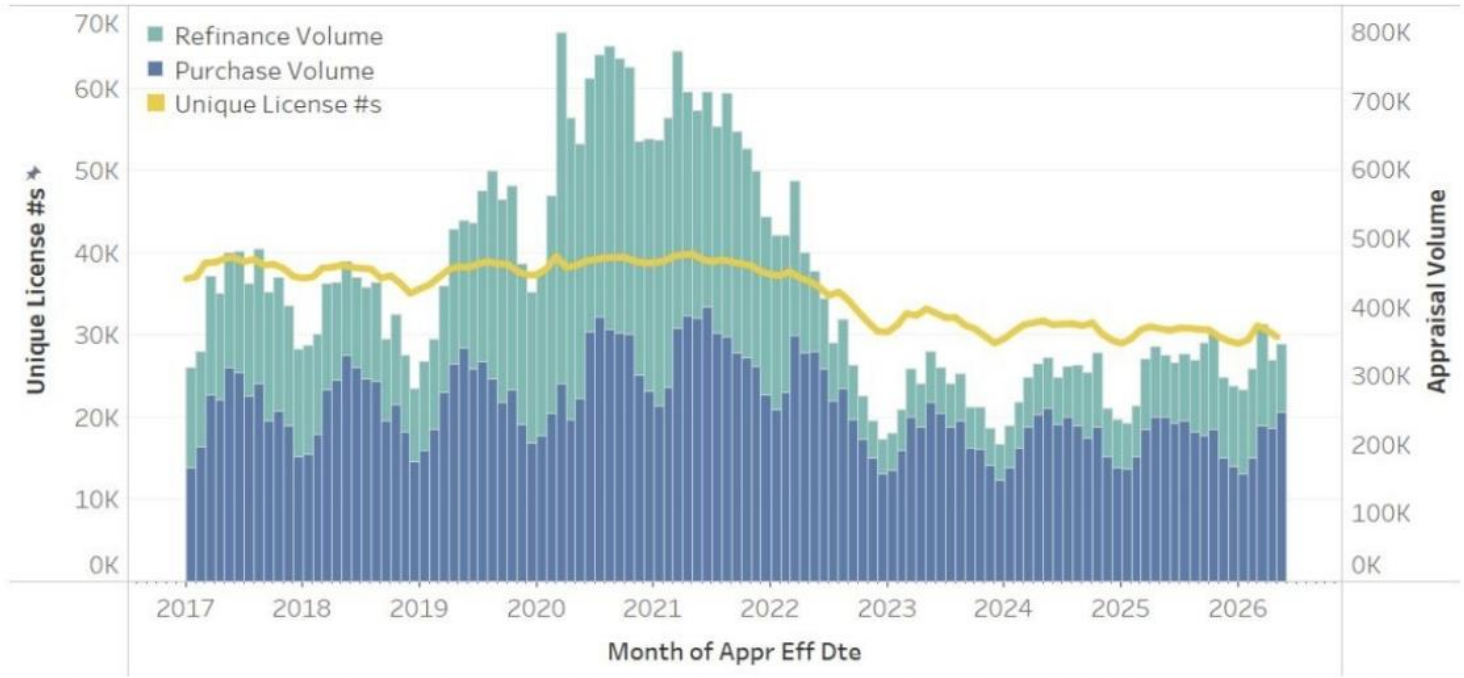
Current exception window

through May 19, 2027

Result: Realtors may see both report styles during the transition.

Might appraiser pool diminish?

UCDP Appraisal Volume



Unique appraiser license numbers in UCDP, per month. Volume includes all form types (not limited to 1004/70). January 2017 to May 2026.

2

What happens next?

NEAR-TERM VS LONG-TERM

LIKELY

- More consistent property data
- More structured automated review
- Higher fees possible
- Transition learning curve

POSSIBLE

- Fewer clarification requests
- Faster review over time
- Broader automated collateral decisions
- More waiver & ACE + PDR opportunities

UNKNOWN

- How quickly efficiencies arrive
- Whether some older appraisers exit
- How policy expands to more property types
- What the waiver landscape becomes

ACE + PDR: an appraisal alternative that still includes an inspection

APPRAISAL ALTERNATIVES

ACE

Automated Collateral Evaluation

Fannie Mae & Freddie Mac use models, historical appraisal data and public records to assess collateral risk.

Think: "Do we need an appraiser to develop a new value opinion?"

+

PDR

Property Data Report

A trained data collector visits the home and records standardized facts, photos and a floor plan.

Important: the collector does NOT provide an opinion of value.

=

What happens on an eligible ACE + PDR loan?

1. Loan is submitted to Freddie Mac's Loan Product Advisor (LPA).
2. LPA returns an ACE + PDR eligibility message.
3. A property data collector performs the on-site data collection.
4. The lender reviews the PDR — no traditional appraisal report is required.

THE REALTOR TAKEAWAY

Someone may still come to the property — they just may not be an appraiser.

The bigger industry shift is separating "collecting property facts" from "developing an opinion of value."

Same house. Better data. Better organized.

1

MORE DETAIL

More structured property information

2

LESS HUNTING

Data, comments and photos live together

3

BETTER PREP

Realtors can help the property tell its story

UAD 3.6 is not simply a new appraisal form.
It is a new language for describing residential real estate.

Evan Swanson, CFP® • 503-488-1812 • swansonhomeloans.com

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