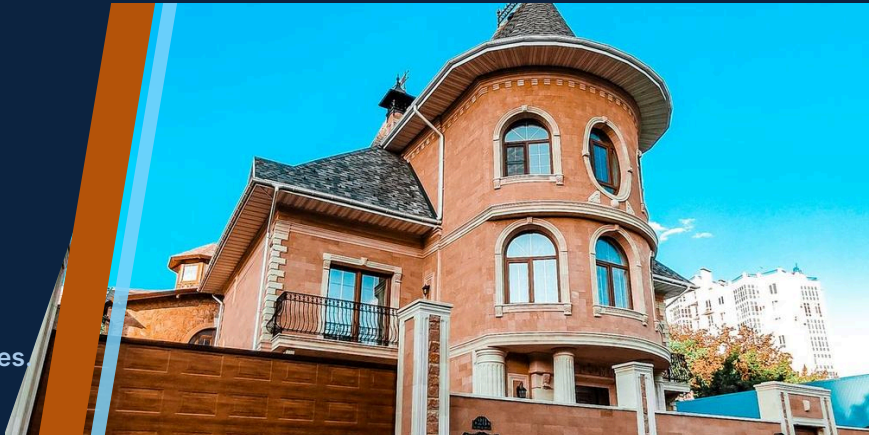


AGENT BRIEFING · PAGE 1 OF 2

The Appraisal Report Is Changing

A brand new report format becomes mandatory for conventional loans on November 2, 2026. Here is what it means for your buyers, your sellers, and your closing dates.



JANUARY 2026 Lenders could begin using the new report. Most waited.	NOVEMBER 2, 2026 Required for conventional loans (Fannie Mae and Freddie Mac), based on when the report is submitted, not the contract date.	INTO 2027 Lenders that requested an exception can keep using the old form for new reports through May 19, 2027.	FHA, VA, USDA FHA accepts the new form but has not set a deadline. VA and USDA have not announced a date.
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WHAT IS ACTUALLY CHANGING

One new report, called the new URAR and built on a data standard named UAD 3.6, replaces the familiar 1004 and the other legacy forms. It runs 25 to 30 pages, uses dropdown fields instead of free text, and reshapes itself to the property type. It is the biggest change to the appraisal report in two decades.

WHAT THE APPRAISER MUST DO DIFFERENTLY

Measure to the ANSI standard and split square footage four ways: finished and unfinished, above grade and below grade. Rate interior and exterior condition and quality separately, room by room. Fill dedicated fields for ADUs, energy features, and broadband. And list the comparable sales they looked at but did not use, with a reason for each.

WHY TURN TIMES MAY STRETCH

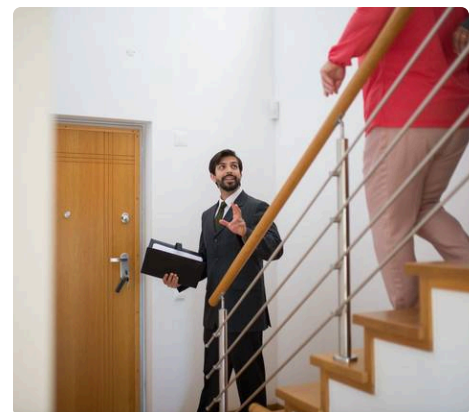
Appraisers are learning new software and a new workflow while juggling two formats, because some lenders are on the new report and some are not. Early industry data shows fees up about \$65 per report and slower first reports, with speed returning after roughly ten of them. A report started on the wrong form cannot be converted. It starts over.

THE ONE QUESTION TO ASK

Which appraisal form is your lender using right now, and have they closed loans on it? If the answer is a shrug, the file is at risk of a restart.

WHAT IT MEANS FOR YOUR DEALS

- ✓ Appraisal contingencies may need more days this fall and winter
- ✓ Square footage can differ from the MLS and the county record
- ✓ Finished basements and ADUs are reported separately from living area
- ✓ The report will look nothing like the old 1004
- ✓ Which form gets used depends on the lender, not the property



Writing an offer this fall? Let's protect the timeline.

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Scan for the full write up and the latest dates

Agent Checklist: Protecting Your Closings

Small moves before the offer and in the first week of escrow that keep the appraisal from becoming the delay.



BEFORE YOU LIST: PREP THE SELLER

- ☐ Build a list of upgrades with dates and rough cost. Room by room condition ratings reward documented improvements.
- ☐ Gather ADU, addition, and outbuilding details: permits, size, year built. Each now has its own section.
- ☐ Set the square footage expectation early. An ANSI measurement may not match the MLS or the county record.
- ☐ Note energy features: solar, heat pump, new windows, EV charger. The new report has a place for them.

BEFORE YOU WRITE THE OFFER: PROTECT THE BUYER

- ☐ Ask the lender which appraisal form they use and whether they have closed loans on it.
- ☐ Add days to the appraisal contingency on contracts written late October through December.
- ☐ Confirm the appraisal is ordered in the first days of escrow, not after inspections.
- ☐ Stay with the lender once the appraisal is ordered. A transfer can mean a form mismatch and a brand new report.

DURING ESCROW: READ THE REPORT DIFFERENTLY

- ☐ A longer report is not a problem report. 25 to 30 pages is the new normal.
- ☐ If the value comes in low, start with the Additional Sales Analyzed section. It shows which comps were considered and rejected, and why.
- ☐ Keep loan types separate in your head: the new form is required for conventional, optional for FHA, and VA has no date yet.

WORDS YOU WILL START HEARING

UAD 3.6 The data standard behind the new report.

ANSI Z765 The required square footage standard.

C and Q ratings Condition and quality, inside and out.

New URAR The one report replacing the 1004.

UCDP Where lenders submit reports to the GSEs.

Sales Analyzed Comps considered but not used.

HOW I AM HANDLING IT

- ✓ I confirm each lender's form status before the appraisal is ordered
- ✓ As a broker, I can place the loan with a lender that is ready, before anything is ordered
- ✓ Appraisals ordered on day one of escrow
- ✓ Honest turn time estimates so you can set expectations with your client
- ✓ Rebuttals built from the new comps considered section

LENDERS ARE NOT ALL IN THE SAME PLACE

Some wholesale lenders accepted the new report as early as June 2026 and still take the old one for now. Others switched over in October. Many exclude government, Non-QM, and jumbo loans from the new form for the moment. That is why the lender question matters more than usual this season.



Have a deal in escrow right now? Send me the address.

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