

## Completeness Requirements for New Fannie Mae Appraisal Forms

Fannie Mae # (all revised 3/05)	1004	1004C	1004D		1025	1073	1075	2000	2000A	2055	2090	2095
Freddie Mac # (all revised 3/05)	70	70B	442		72	465	466	1032	1072	2055	----	----
Form Name	URAR	Manufactured Home Appraisal	Appraisal Update/- Completion	Appraisal Update/- Completion	Small Residential Income	Condominium	Exterior-Only Condominium	1-Unit Field Review	2- to 4-Unit Field Review	Exterior-Only Residential	Co-Op	Co-Op
Property Type	Single-Family (can be in PUD and/or have accessory unit)	Manufactured Home (can be in a PUD)	Any	Any	2-4 Family (can be in a PUD, Condo or Co-Op)	Condominium	Condominium	1-Unit (SFR/Condo/-Co-Op/PUD)	2- to 4-Unit (Multi-Family)	Single-Family (can be in a PUD)	Co-Op	Co-Op
Inspection	Interior & Exterior	Interior & Exterior	Update-Exterior	Visual of Completion Requirements	Interior & Exterior	Interior & Exterior	Exterior	Exterior	Exterior	Exterior	Interior & Exterior	Exterior
<b>Completeness Requirements:</b>												
Location Map: Including Subject + ALL Comparables								Original Data PLUS any New Comps	Original Data PLUS any New Comps			
Building Sketch*	Exterior Dimensions	Exterior Dimensions			Exterior Dimensions	Interior Dimensions					Interior Dimensions	
Subject Photos	Front, Rear & Street	Front, Rear & Street			Front, Rear & Street	Front, Rear & Street	Front (Only)	Front & Street	Front & Street	Front (Only)	Front, Rear & Street	Front (Only)
Comp Sale Photos												
Cost Approach	If Actual Age is < or = 5 years											
Photos: Completed Improvements												
216 Operating Income Statement												
Site Value		In Cost										
Street Scene Photo												
If MLS Comp photos used, Appraiser must also take and include a photo**												
Listing Comp Photo required for any referenced Listing												
Rental Comp Photos												

\* Requires GLA calculation with exterior dimensions. Requires interior floor plan if atypical or dysfunctional, when exterior or interior dimensions required. May rely on plat for interior dimensions.

\*\* Any MLS photos used must be clear and descriptive, with a source cited. Also, if MLS photos used, supplemental appraiser's photo requires a minimum view of a front gate or driveway.

<b>Legend</b>	<i>Requirements by:</i>
	<b>Fannie Mae</b>
	<b>Countrywide and LandSafe</b>