

# Appraisal Disclosure Forms

Loan Number \_\_\_\_\_ Date \_\_\_\_\_

Lender \_\_\_\_\_

Borrower \_\_\_\_\_

Property Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Right to Receive a Copy of Appraisal and Calculations

### *Required under 12 CFR §1002.14*

We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use, at your own cost.

## Appraisal/ Valuation Borrower Acknowledgement

You are entitled to receive a copy of any appraisal report or valuation ("Valuation Report") developed in connection with your application for credit at least three (3) business days prior to your closing date. A copy of each Valuation Report developed in connection with your credit application should have been delivered to you at least three (3) or more business days prior to the closing date.

If you wish to proceed with your closing, your signature will acknowledge either:

1. Your receipt of each Valuation Report three (3) or more business days prior to your loan closing, **or**, alternately,
2. That you previously waived your right to receive a copy of any Valuation Report developed in connection with your credit application three (3) or more business days prior to the closing date.

**Borrower Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

**Co-Borrower Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

# Appraisal Disclosure Forms

## AIR Lender Appraisal Certification Form

\_\_\_\_\_ (Hereafter known as "Lender") certifies the following is accurate regarding the completion of the attached appraisal for the property address referenced below.

Borrower Name \_\_\_\_\_

Sierra Pacific Mortgage Loan Number \_\_\_\_\_

Property Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Appraisal Dated \_\_\_\_\_

### **Undue Influence Controls:**

The appraiser was selected by (Lender) using criteria based on the appraiser's qualifications, proximity to the subject property, and other factors determined by (Lender) to ensure compliance with the appraisal engagement.

The Lender prohibits direct communication between the appraiser and the loan production staff and requires the appraiser to report any such communication to the Lender's QC staff. All communication between the Lender and the appraiser are believed to have been in full compliance with the Conventional Appraiser Independence Requirements (AIR) or HUD's Appraisal Independence Policy as per ML 2009-28; and the Lender is not aware of any attempt by its product staff to influence the value, opinion of market condition, or any other aspect of the appraisal.

Outside of a valid and complete executed purchase contract, no other information has been provided to the appraiser that might influence the value, opinion of market condition, or construction of the appraisal. Such prohibited data includes:

- The owners estimate of value
- A target value
- The purchase price (outside of a valid and complete executed purchase contract)
- The loan amount (outside of a valid and complete executed purchase contract)
- Comparable sales\*
- The loan to value ratio (LTV) (outside of a valid and complete executed purchase contract)

\* *Comparable sales cannot be sent as part of the initial order.*

With the exception of the bona fide quality assurance review, and requirement of minimum standards for factual information, the Lender has made no attempt to influence the development of construction of the appraisal. The Lender has not conditioned payment for services, or promise of future engagements on the appraised value, opinion of market condition, or other opinions expressed in the appraisal.

### **Appraiser Qualifications and Watch / Exclusionary List Process:**

The Lender certifies the following:

- The appraiser's license/certification status was verified via ASC.gov
- The appraiser does not appear on the Freddie Mac Exclusionary list, FNMA Exclusionary list, LDP, GSA, OFAC, or Sierra Pacific Mortgage's Exclusionary list.

**By Authorized Signature below, I hereby certify the Appraisal referenced herein meets the requirements of the Conventional AIR or HUD's Appraisal Independence Policy as per ML 2009-28:**

Signature \_\_\_\_\_

Printed Name and Title \_\_\_\_\_

# Appraisal Disclosure Forms

## Borrower Appraisal Delivery Method

Borrower Name \_\_\_\_\_

Property Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

1. 3-Day Waiver:  Yes  No

2. Date Waiver Signed \_\_\_\_\_

3. Delivery Method \_\_\_\_\_

4. Outside Appraisal Borrower Received Date \_\_\_\_\_

5. Date Sent On \_\_\_\_\_