

APPRAISAL TRANSFER FORM

Transfer of Appraisal to Loan House

Loan House will allow appraisals to be transferred provide the appraiser is not on Loan House's ineligible list which includes but is not limited to Fannie Mae or Freddie Mac's exclusionary list. Loan House will require an Appraisal Transfer Letter fully executed by the Lender that ordered the appraisal. The Appraisal Transfer Letter must be executed by an authorized officer of the company.

Appraisal Transfer Letter Must Include the Following Language

1. Letter must be on Lender Company's letterhead.
2. Current date
3. Borrower(s) name
4. Property address
5. The following statement must be used exactly:
(Transferring Lender's Name) certifies that this appraisal was prepared in accordance and meets all requirements of Fannie Mae and Freddie Mac's Appraisal Independence Requirements (AIR) and is in compliance with the Truth in Lending Act regulations, Dodd-Frank and Consumer Protection Acts.
6. The letter must be signed by an authorized representative of the Company not associated with production. Loan officers, loan officer assistants and loan processors are not authorized to sign.
7. The transferring Lender's name appears on the appraisal ordered by the Lender for this transaction.
8. The appraisal transferred is the only appraisal ordered by the Lender for this transaction.

Appraisal Transfer Documents and Requirements

- Appraisal must be emailed directly from the transferring Lender to appraisals@goloanhouse.com.
- The transferring Lender must provide a Certificate of Independence letter that was issued with the original appraisal and a properly executed Appraisal Transfer Letter.
- Copy of SSR Report and MISMO XML format of full appraisal with color photos.
- Appraisal fee disclosed on Loan Estimate.
- If any modifications, corrections, or material changes are required to the appraisal, the original appraiser must cooperate. If the appraiser fails to cooperate with any requests a new appraisal will be required.
- The appraisal being transferred must be from the original Lender. An appraisal transferred from one Lender to another and then Loan House is not acceptable.

APPRAISAL TRANSFER LETTER

Date:	Borrower Name:
Property Address:	
RE: TRANSFER OF APPRAISAL REPORT FROM _____ TO LOAN HOUSE	

To Whom It May Concern,

Lender ordered the attached appraisal report regarding the above-referenced Property Address.

Lender hereby transfers ownership and custody of the attached appraisal report for the above-referenced Loan or Application to LOAN HOUSE. The Lender certifies the appraisal report procured during the origination of the above-referenced mortgage loan was performed by an independent third-party appraiser or through an independent third-party appraisal management company. The appraisal report was completed by a state-licensed or state-certified appraisal professional in compliance with the Interagency Appraisal and Evaluation Guidelines ("Guidelines"), which address the Appraisal Independence requirements under the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010.

Lender acknowledges and agrees that LOAN HOUSE is relying in good faith on these certifications, representations, and warranties in accepting ownership and custody of the attached appraisal report. Lender hereby certifies to LOAN HOUSE that this is the only appraisal ordered on this property by said Lender.

We hereby authorize the release of the appraisal in XML format from the AMC or Appraiser as applicable.

By signature below, I certify that I am authorized to certify these assurances on behalf of Lender.

Sincerely,

Signature: _____

Name: _____

Title: _____