

APPRAISAL TRANSFER DOCUMENTS AND REQUIREMENTS

- Appraisal is to be emailed in a suitable electronic format (first generation PDF) directly from the lender to WMB (Appraisal@wmbankers.com).
- Appraisal Transfer Letter from the transferring Lender.
- The transferring lender's "Certificate of Appraiser Independence" letter that was issued with the original Appraisal.
- Copy of SSR Report (FNMA/FHLMC Portal Results).
- MISMO XML format of full Appraisal with color photos.
- Copy of LE that was disclosed with Appraisal fee (with signed Notice-of-Intent-to-Proceed signed by borrower prior to ordering the original Appraisal).
- 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 must be obtained.
- The transferred Appraisal (effective date) may not be more than 120 days old by the date of closing the subject transaction. The following are not accepted: 1004D, "Subject to" Appraisal, Appraisal Recertification of Value.
- The transferred Appraisal must be from the transferring lender. An Appraisal transferred from one lender to another lender and then to WMB is not acceptable.