

2022 Desktop Protocol, FAQs & Comparison to Covid Desktop

WHEN CAN A DESKTOP BE ORDERED?

- Purchase Transactions
- DU offers as an appraisal option
- LTV <90%¹

IF DU ALLOWS FOR A DESKTOP, MUST IT BE ORDERED?

- No.
- The Lender can decide if they want to order a Desktop or Traditional Appraisal.
- The Appraiser can choose NOT to complete the Desktop & complete a traditional appraisal with notification.

APPRAISAL FORM NAME:

- '22 Desktop Form is the FNMA 1004 Desktop/FHLMC 70D
- Covid Desktop Form - 1004

APPRAISAL EXHIBITS:

- '22 Desktop requires a floorplan & Foundation Dimensions.²
- Covid Desktop required Neither a floorplan nor Foundation dimensions.
- '22 Desktop requires Front, Rear and Street photos.³
- Covid Desktop required a front photo (rear and street photos, if available)
- '22 Desktop requires Interior pictures of the home, consistent with the traditional appraisal exhibits, i.e. kitchen, bathrooms, living area.
- Covid Desktop required a “best effort” photo representation of the interior.

WHO PROVIDES FLOORPLAN AND PHOTOS?

- Either the real estate agent/broker and/or the seller.

DOES THE FLOORPLAN REQUIRE INTERIOR WALLS & DOOR OPENINGS?

- Yes. The purpose of requiring a floorplan is to identify functional obsolescence in the layout of the home.⁴

¹ If appraised value is less than PP, a Traditional appraisal will be required.

² See Sketch & Photo Options. Appraiser is still certifying the floorplan is accurate & from disinterested party.

³ Assumption is made that Streetview from Google, Bing, etc. is available or obtained along with rear photo from homeowner or agent, if rear photo is not in MLS.

⁴ Rarely identified, not captured in XML document which produces the CU score demonstrated in the SSR's generated.

IF THE MLS LISTING HAS A FLOOR PLAN, DOES THAT SUFFICE?

- Yes.

DOES THE FLOORPLAN REQUIRE COMPUTER OR AN APP GENERATED IMAGE?

- Yes and No. If the property being appraised is in a municipality or county, which provides a visual representation of the foundation dimensions, the appraiser “may” accept an alternative presentation of the floorplan, which would require re-drawing and interpreting the floorplan provided.
- The appraiser cannot provide a hand drawn floorplan as the “floorplan exhibit”.

IF THE MLS LISTING HAS FRONT AND REAR PHOTOS, IS A GOOGLE, BING, APPLE, ETC. STREET VIEW APPLICATION ACCEPTABLE, WHEN AVAILABLE?

- Yes.

Recommendations & Requirements:

Work with referral partners to explain what specific exhibits are required for ordering the updated/new Desktop appraisal. Make sure each exhibit is reviewed for accuracy and completeness in advance of ordering.

Caution:

While it’s acknowledged that the appraiser and AMC are representatives of Lender, the referral partner is not their client. As noted in the Recommendations and Requirements, it should not be left to the either the AMC or Appraiser to educate and obtain the required exhibits & can likely lead to a negative perception, time delays & frustration.

If a Desktop appraisal is completed and is less than the Purchase Price and the referral source has provided all the exhibits and the appraised value impacts the success or failure of the transaction, there will be challenges and questions re: the justification and utilization of the Desktop Valuation. This would have been less prevalent when employed during the pandemic as a Health and Safety Option/Recommendation.

Sketch and Photo Apps & Options

Most real estate agents and brokers have access to and utilize a variety of floorplan applications and providers for use in creating a listing profile and marketing the listing via MLS, the internet, direct mailing, etc. One suggested application that has been tested and is relatively easy to use is CubiCasa, www.cubi.casa. CubiCasa offers free trials, requires a download on the app to a Mobile phone, followed by creating a profile (including credit card information), via a website. The finished product is available within 24 hours, does not require technical proficiency, but does require some level of aptitude and patience initially. The instructional video is excellent, extremely helpful.

Photographs of the rear, front and/or street that the dwelling is situated on, can be provided in a number of ways, however it’s important to be aware of file size limitations when emailing and consideration that the end user, will be required to copy and paste into the Desktop appraisal report.

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