

What Realtors Can Expect Under UAD 3.6

The redesigned appraisal report, explained for agents

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UAD 3.6 is now mandatory for Fannie and Freddie loans

Nov. 2, 2026

New GSE appraisals must use UAD 3.6 and the redesigned URAR

13 → 1

One dynamic report replaces the 1004, 1073, 2055, 1025, 1004C, co-op forms and others

Same

How a home is valued has not changed. What is reported, and how, has.

Rollout timeline



Sept. 8, 2025
Limited production

Jan. 26, 2026
Open to all lenders

Nov. 2, 2026
Mandatory

Mar. 1, 2027
Legacy exception reports flagged high risk

June 28, 2027
Legacy UAD 2.6 retired

Dates after Nov. 2 come from industry reports of the Sept. 30, 2026 GSE announcement; FHA is moving to UAD 3.6 on its own timeline.

The report builds itself from the property's data

Always on the report

- Summary
- Assignment Info
- Subject Property
- Site
- Sketch
- Dwelling Exterior*
- Unit Interior*
- Functional Obsolescence
- Vehicle Storage
- Amenities
- Quality & Condition
- Highest & Best Use
- Market
- Listing History
- Prior Sales
- Reconciliation
- Certifications

** Repeats for each dwelling, unit, ADU or outbuilding*

Only when it applies

- Disaster Mitigation
- Energy & Green
- Manufactured Home
- Outbuilding*
- Project (Condo/PUD)
- Sales Contract
- Rental / Income / Cost
- Revision History
- Supplemental

"None" is not a red flag. Sections like Functional Obsolescence print on every report, even when nothing applies.

Four ways an appraisal can be done



Traditional

The signing appraiser inspects inside and out

Effective date: inspection day



Exterior

Appraiser inspects the exterior, at least from the street

Effective date: inspection day



Hybrid

A trained data collector visits; the appraiser works from that Property Data Report

Effective date: when value is developed



Desktop

No inspection; third-party sources only

Effective date: when value is developed

For agents: On a hybrid, the person at the door may not be the appraiser. Prepare exactly the same way. On a desktop, your MLS data, floor plan and photos may be among the main sources.

Square footage: six buckets, not one number

	Finished	Finished, nonstandard	Unfinished
Above grade	10.003	10.004	10.005
Below grade	10.006	10.007	10.008

Nonstandard = fails ANSI ceiling-height rules, or reached only through unfinished space. Each figure must name its data source (10.009).

Fannie Mae has required ANSI Z765-2021 for interior/exterior appraisals since April 1, 2022 (Selling Guide B4-1.3-05).



Partly below = below grade

A walkout lower level is still below grade.



Noncontinuous area is separate

A bonus room reached only through the garage is not counted as living area.



Conversions are flagged

Garage, porch or patio conversions are reported and their finish rated.

Condition ratings: C1 to C6

C1	C2	C3	C4	C5	C6
Brand new	**Like new**	**Well kept**	**Adequate**	**Worn**	**Not livable**
Never occupied; completed in last 12 months	Built or gutted within 36 months; no deferred maintenance	Minimal wear; many major components updated	Moderate wear; minor or cosmetic deferred maintenance	Repairs needed soon; still livable	Structural or safety issues; immediate repair

Absolute, not relative

Ratings describe the home itself, not how it compares with the neighborhood.

Rated three ways

Exterior of each dwelling, interior of each unit, and overall.

Quality too: Q1 to Q6

Q4 = standard plans and materials; Q3 = semi-custom or upgraded.

Kitchens, baths and flooring get specific labels

Update status

- Fully Updated
- Partially Updated
- Not Updated

Each kitchen and bath (10.038)

When updated

- Less than 1 year
- 1–5 years
- 5–10 years
- 10+ years

Each kitchen and bath (10.039)

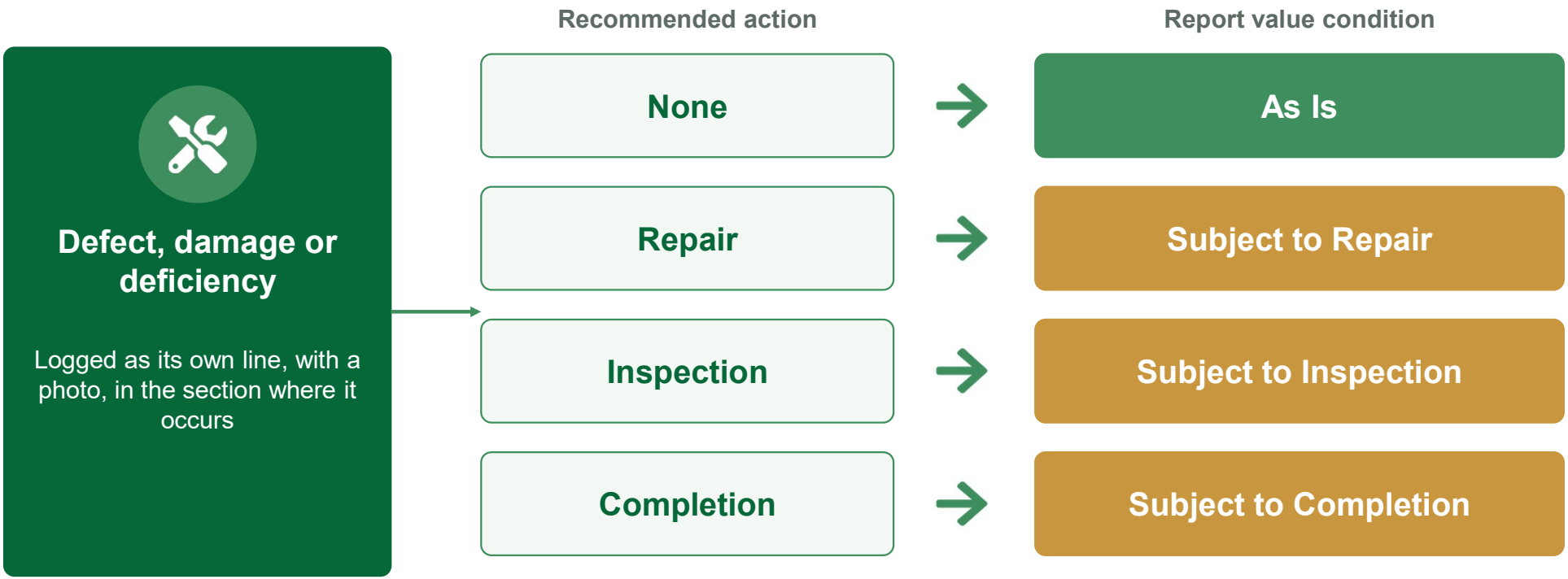
Condition status

- New or Like New
- Typical Wear and Tear
- Damaged and Functional
- Damaged and Nonfunctional

Each kitchen and bath (10.041)

Every kitchen and bath is photographed. Overall status is also given for all baths and all flooring. Hand the appraiser dated receipts and permits so the time frame is documented, not estimated.

Defects drive the value condition



Items needing action also appear in the Summary up front. Cost to repair is optional (none, lump sum, or itemized). A "subject to" report also shows the current As Is condition rating.

Location factors are itemized and rated

Adverse
Hurts value or marketability

Beneficial
Helps value or marketability

Neutral
No measurable impact (not "same as the comps")

Zoning
Compliance and code

Site influences
Rail, busy road, power lines, school, park…

View
Type, range, impact; photo if it matters

Hazard zone
FEMA flood area or none

Restrictions
Easements, encroachments, age or income limits

Utilities
Public or private, shared, impact

Broadband
Yes only for DSL, fiber or cable

Access
Street type, private road agreement

Features need documents, not descriptions

Amenities

Grouped into five categories; many become sales grid rows

Bring: install dates, permits

ADUs

Kitchen, full bath, sleeping area; own interior section; legally rentable?

Bring: permits, zoning approval

Solar and green

Owned, leased or PPA; certifications and HERS scores

Bring: lease, PPA or payoff, certificates

Disaster mitigation

Fortified roof, impact glass, storm shelter, flood vents

Bring: installation records

Accessibility

Grab bars, ramps, doorways, showers and more must be reported

Bring: list of modifications

Mechanicals and function

Radon, sump pump, water treatment; functional issues always listed

Bring: service records

Your listing history and contract are now data

Total DOM adds every listing in the past year



Withdrawn time is not counted

Total DOM = 40 + 10 = **50 days**

0	Never publicly marketed (e.g., FSBO)
1	Listed and under contract the same day
"Other"	Agent-listed but not broadly on the MLS ("pocket listing")

Relisting does not reset the clock; on-and-off periods must be explained (19.010–19.011).

The contract (Section 20)

- Fully executed date and price; arm's length or not
- Concessions: total, or "Unknown," and whether typical. Furniture, decorator allowances and giveaways count
- Personal property listed; not included in value
- If the contract was not analyzed, the report says why
- Prior sales: 3 years for the subject, 12 months for each comp

How the comps and market are shown

Market area defined

Written boundary, MLS search criteria, and counts of actives, pendings and sales in a stated look-back period.

Time adjusts from contract date

The contract date drives time adjustments; the sale date is used only if the contract date is unknown.

Every comp is weighted

Most, Less or No Weight, explained in the reconciliation.

Rejected sales are listed

Additional Properties Analyzed Not Used, each with a reason: age, condition, dated sale, size, location and more.

Sharing comps? Include the contract date and any concessions, not just the closing date and price.

Reconsideration of value leaves a visible record

1. Submit

Specific, verifiable sales with contract dates and concessions

2. Analyze

Appraiser reviews each sale

3. Result

"No Value Change" or "Value Change" with commentary

4. Recorded

Revision History lists every change; signature date updated

Sales not used
Comps you submit that the appraiser does not use are listed in Additional Properties Analyzed Not Used, each with a reason.

Practice note (not from the guide)
An ROV that only argues the contract price gives the appraiser nothing new to analyze. Process rules come from the lender and GSE guidelines.

Six things to do on every deal

1. Send the fully executed contract and every addendum
2. Put concessions and personal property in writing
3. Give the square-footage source; flag low ceilings and rooms off the garage
4. Provide dated receipts and permits for updates
5. Have solar, ADU, well, septic and HOA documents ready
6. Fix known defects or have estimates ready before the visit

Questions?

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Sources

- Fannie Mae and Freddie Mac, Appendix F-1: URAR Reference Guide, Version 1.3 (June 10, 2025)
- Freddie Mac UAD FAQ: sf.freddiemac.com/faqs/uad-and-forms-redesign
- Fannie Mae Selling Guide B4-1.3-05 (ANSI Z765-2021 requirement)
- Industry coverage of the Sept. 30, 2026 GSE announcement: Cotality; MPA Magazine
- Rollout dates: National Mortgage News; WBK
- *Later versions of Appendix F-1 may exist. Lender, GSE and agency guidelines can add requirements.*