

A desktop appraisal reported on the Uniform Residential Appraisal Report (Desktop) is permitted for certain transactions. The minimum scope of work for Form 1004 Desktop does not include an interior and exterior on-site physical inspection of the subject property or comparable sales by the appraiser; instead, the appraiser relies on data obtained from alternative sources to identify property characteristics and condition. Form 1004 Desktop requires the use of a floor plan in addition to other exhibits required for traditional appraisals. Form 1004 Desktop should adhere to the UAD specification for Form 1004 and must be submitted through the Uniform Collateral Data Portal®.

The appraiser can accept data, photos, floor plans, and other information from a party who has a financial interest in the sale or financing of the property **if the appraiser verifies such data is from a disinterested source**. The appraiser must determine if the information is accurate and reliable to produce a credible report, which includes the features, quality, and condition of the subject property.

The lender remains responsible for the description of the property, and the accuracy and completeness of all data on the appraisal that pertains to the property. This includes the property's condition and quality ratings. The lender is also responsible for ensuring the property meets the property eligibility requirements in this *Selling Guide*. Lastly, the lender remains responsible for any life-of-loan representations and warranties that may apply to the property or the appraisal.

**Entry of Appraisal Assignment Type:** The appraiser must provide the Appraisal Assignment Type and supporting details (located in the Additional Comments section of the appraisal report) as shown in the following table.

Field Labels	Required Entry
Appraisal Assignment Type	"DesktopAppraisal"
Subject Property Data Collection Method	"Other"
Subject Property Data Collection Date	"Null"
Subject Property Data Workforce	"Null"

## Eligible Transactions

To be eligible for a desktop appraisal, transactions must meet the following criteria:

- one-unit property (including those with an ADU and units in a PUD),
- principal residence, purchase transaction (including new construction),
- LTV ratio less than or equal to 90%, and
- DU loan casefile that receives an Approve/Eligible recommendation.