

CLASS VALUATION

UAD 3.6 for Real Estate Agents

Same Appraisal Principles. A More Detailed Report.

Frequently Asked Questions | November 2026

UAD 3.6 changes **how appraisals are documented and reported**, not how a home's value is determined. Here is what you and your clients can expect.

UAD 3.6: The Basics

01 What is UAD 3.6, in plain English, and why is it happening?

UAD 3.6 stands for Uniform Appraisal Dataset, version 3.6. Developed by Fannie Mae and Freddie Mac, it modernizes how residential appraisals are reported.

For years, residential appraisals have relied on forms designed decades ago. UAD 3.6 replaces those forms with a more flexible, data-driven report that provides greater detail about the property, its characteristics, and the appraiser's analysis.

The goal is to improve consistency, transparency, and the quality of information used in mortgage lending.

02 Which loans and transactions does it affect right now, and which does it not?

UAD 3.6 primarily affects mortgage loans intended for sale to Fannie Mae and Freddie Mac, which make up most conventional loans.

The industry is transitioning to the new format, so agents may see both traditional appraisal reports and UAD 3.6 reports.

FHA and USDA currently accept UAD 3.6 reports but have not mandated their use. VA has not adopted UAD 3.6. Cash purchases, private financing, and other assignments are not automatically subject to UAD 3.6, although individual lenders may adopt the format.

03 Does UAD 3.6 change how a home's value is determined?

No. The fundamental principles of real estate appraisal have not changed. Appraisers continue to analyze comparable sales, market conditions, location, property characteristics, and other factors that influence market value.

UAD 3.6 changes how that analysis is documented and communicated, not the methods used to develop an opinion of value. A home is not worth more or less simply because it is appraised using UAD 3.6.

04 What is the one thing agents should tell buyers and sellers about the change?

The appraisal process is becoming more detailed, but the purpose remains the same: an independent, credible opinion of the property's market value.

Buyers and sellers should expect appraisers to collect and report more specific information about the property. That detail is intended to improve the quality and consistency of the appraisal, not to create new obstacles to buying or selling a home.

For general information only. Not legal advice. Requirements vary by loan program and lender.

What Happens at the Property

05 What should buyers and sellers expect when the appraiser visits? How might the visit look different from before?

For many transactions, the visit will look much like it has in the past. The appraiser will observe the property's interior and exterior, measure or verify relevant dimensions, document its condition, and identify features that influence value.

However, appraisers may collect more detailed information about individual rooms, finishes, improvements, and property characteristics. Some may use mobile apps, digital measuring devices, or other technology to help document the property.

Depending on the property's complexity and the tools being used, the visit may take a bit longer.

06 Why are appraisers capturing more detail, and in some cases using technology to do it?

The new reporting format requires more structured and specific property information than the legacy appraisal forms.

Technology can help appraisers collect that information efficiently, measure more precisely, and reduce repeated data entry.

The important distinction: **technology supports the appraisal process.** It does not replace the appraiser's professional judgment or responsibility for the information reported.

07 How can sellers and listing agents prepare, including access, a list of updates and renovations, permits, and floor plan details?

Preparation can make a meaningful difference.

Listing agents should coordinate access to the entire property, including garages, accessory structures, and other areas relevant to the appraisal. Sellers should have a list of significant improvements ready, with approximate completion dates, permits when applicable, and any existing floor plans or surveys.

Information about additions, converted spaces, accessory dwelling units, and major renovations can be particularly helpful.

Providing this information does not guarantee that an improvement will contribute a particular amount to the appraised value, but it helps the appraiser develop a more complete understanding of the property.

08 Why might the square footage or room count the appraiser records differ from the MLS listing?

MLS information, tax records, builder plans, and appraisal measurements do not always use the same standards or definitions.

Appraisers must follow applicable measurement and reporting requirements, including ANSI standards when required by the assignment. Differences may come from how finished areas, below-grade spaces, additions, and rooms are classified.

For example, a finished basement may be included in the square footage advertised in a listing but reported separately in an appraisal.

A difference does not automatically mean the MLS listing or the appraisal is incorrect. It may simply reflect different measurement or reporting requirements.

Timing and Contracts

09 This is a new process for appraisers, lenders, and investors. What should agents expect as everyone builds familiarity with it?

As with any major industry transition, there will be a learning curve.

Appraisers are adapting to new software and reporting requirements, while lenders, appraisal management companies (AMCs), and technology providers are adjusting their systems and workflows.

Occasional technical questions or requests for clarification are a normal part of any transition. The industry has been preparing for this change for several years, and the objective is a more efficient, consistent process over time.

10 How can agents and their clients build flexibility into contract dates and contingencies during the transition?

Discuss appraisal timelines with the lender early in the transaction, and confirm expectations for each file rather than relying on assumptions.

When appropriate, allow reasonable flexibility for appraisal completion, lender review, and any necessary revisions.

There is **no universal requirement** to extend contract periods because of UAD 3.6. The key is to set realistic expectations and communicate proactively.

11 What can agents do to keep a deal on track, such as scheduling early and staying in touch with the lender?

Encourage buyers to apply with their lender early so the appraisal can be ordered promptly. Coordinate property access quickly and have relevant property information ready.

Stay in contact with the lender about appraisal status, and respond quickly when additional information is requested.

Remember that the appraiser must remain independent. Agents can provide factual property information and relevant market data, but should not attempt to influence the appraiser's value conclusion.

12 If an appraisal comes in below the contract price, what are the options, and does the reconsideration of value process change?

The options remain largely unchanged. Buyers and sellers may renegotiate the purchase price, the buyer may contribute additional funds, the parties may explore alternative financing, or the transaction may be terminated if the contract permits.

If there are concerns about the appraisal's completeness or factual details, the borrower may request a Reconsideration of Value (ROV) through the lender.

UAD 3.6 does not eliminate or fundamentally change that process. A successful ROV should identify specific factual errors, relevant market information, or deficiencies in the appraisal analysis rather than simply disagreeing with the value conclusion.

The Report

13 How is the new report different from the old one, in terms of what a buyer or seller sees?

Legacy appraisal reports relied on standardized forms, such as the familiar Form 1004, the Uniform Residential Appraisal Report.

UAD 3.6 introduces a redesigned, dynamic report that adapts to the type of property and the information relevant to the assignment. Instead of fitting every property into the same fixed form, the report can provide more detail about the property's characteristics, improvements, condition, and the appraiser's analysis. It may look considerably different from the reports agents have seen for decades.

14 How will the new report be easier to read for someone who isn't an appraiser or underwriter, and what should clients look for first?

The redesigned report organizes property information into more clearly defined sections and adds descriptions of property characteristics. However, more information does not necessarily mean a shorter or simpler report. Some reports may be longer than before.

Clients should start with the appraiser's opinion of value, the property description, any conditions or required repairs, and the comparable sales used to support the conclusion.

An appraisal is **not a home inspection** and should not be treated as a substitute for one.

15 What do the condition and quality ratings mean, and how should clients interpret them?

Condition and quality ratings are standardized classifications that describe different aspects of a property.

Condition addresses the property's physical state, maintenance, and needed repairs. **Quality** addresses construction materials, design, workmanship, and overall construction characteristics.

Under the familiar C1–C6 and Q1–Q6 scales, 1 is the highest classification and 6 the lowest. The two ratings serve different purposes and should not be confused.

A modest quality rating does not mean a home is in poor condition, and a high quality rating does not automatically make a home more valuable. Read the ratings in the context of their definitions and the appraiser's analysis.

16 How and when do clients receive a copy of the report?

The lender is responsible for providing the borrower with a copy of the appraisal under federal disclosure requirements.

For most covered mortgage transactions, the borrower must receive a copy promptly upon completion or at least three business days before closing, whichever is earlier, subject to applicable waiver provisions.

The seller and listing agent are not automatically entitled to the appraisal, because it was prepared for the lender. The buyer may choose to share it, subject to any applicable restrictions. UAD 3.6 does not change these disclosure requirements.

Questions About UAD 3.6?

Talk with your lender about timing on each transaction. For more resources, visit the Class Valuation UAD 3.6 Resource Hub at **classvaluation.com/guides/content-hub-uad-3-6**