MFM Bulletin: 016-2026

Date: August 12, 2026

Subject: Appraisal 3.6 Format Changes

As you may be aware, Fannie Mae and Freddie Mac are transitioning to the new Uniform Appraisal Dataset (UAD) 3.6 format. Effective November 1, 2026, all new appraisals delivered to the GSEs must be completed using the UAD 3.6 format.

To ensure a smooth transition and allow our origination, processing, and underwriting teams to become familiar with the new reporting requirements, we will begin ordering UAD 3.6 appraisals on a limited basis starting this week. Initially, these orders will primarily be for refinance transactions, with usage increasing gradually (and to include purchase transactions) over the coming weeks. We will notify you whenever an appraisal is ordered in the UAD 3.6 format.

Given the expanded scope of work and the industry's adjustment to the new reporting format, our Appraisal Management Companies have advised that UAD 3.6 appraisals may require an additional **2 to 3 business days on average** for completion. While some delays should be expected initially, we anticipate turnaround times will improve as appraisers become more experienced with the new format.

Additionally, our Appraisal Management Companies have informed us that appraisal fees are expected to increase due to the added complexity of the reports, increased liability, and higher software costs associated with UAD 3.6. Current estimates indicate appraisal fees may increase up to $150 per appraisal. As a result**,** to help ensure adequate fee coverage during this transition period, **MFM will begin disclosing appraisal fees at $150 above current pricing effective Monday, August 17, 2026.**

We appreciate your partnership and understanding as the industry works through this significant change. If you have any questions regarding the UAD 3.6 transition, please do not hesitate to contact Pam Trudeau (pam.trudeau@memberfirstmortgage.com) or Aisha Howard (aisha.howard@memberfirstmortgage.com).

Thank you