

UAD 3.6 – A new dynamic appraisal report

*A single, data-driven appraisal report replacing legacy forms, with structured fields, & improved transparency. The mandatory adoption date for Conventional appraisals for all lenders is **November 2, 2026**.*

This is an industry-wide modernization, not a Newrez-only change. Newrez began this transition with a select group of pilot branches earlier this summer.

Why is the Industry changing?

- **Consistency:** More standardized fields make property information clearer & easier to compare.
- **Flexibility:** One dynamic report adjusts to the property type, inspection, & assignment.
- **Technology:** MISMO 3.6 data, the rendered report, & images move together as one submission package.

What is the advantage of having one form?

- Instead of asking which legacy appraisal form applies, the new report is built from the property & assignment characteristics.

How will this initially affect my appraisal turnaround times?

- During the initial rollout, appraisal turn times may slightly increase as appraisers learn the new UAD 3.6 reporting requirements & become familiar with updated software & workflows as our Appraisal Partners & Teams are becoming familiar with this new form.

How are loan products affected?

- **Conventional (Fannie / Freddie):** Adopting new UAD 3.6 reports.
- **Government**
 - **FHA:** Expressed intent to adopt UAD 3.6 - implementation to be determined (TBD).
 - **USDA:** Expressed intent to adopt UAD 3.6 – implementation TBD.
 - **VA:** Expressed intent to adopt UAD 3.6 - implementation TBD.
- **Jumbo:** Transition TBD based on Investor Guidance.
- **SMART Series:** Transition TBD based on Investor Guidance.

Will Newrez currently accept a 2.6 transfer appraisal?

- Yes. Newrez will continue accepting appraisal transfers through year-end.

What matters to you?

- The earlier property characteristics are discussed, the easier it will be to set appraisal timeline expectations. More complex property types will require additional time for the appraiser to accurately calculate square footage & collect appropriate property data.

As a Real Estate Professional, should I change the way I market or list properties?

- Not necessarily, but accuracy matters more than ever. Property descriptions, ADU information, square footage, & unique property features should be clearly communicated & documented whenever possible.
- What matters to you: Consistent property information helps all parties evaluate a transaction more efficiently.

How will this affect my buyer purchasing a new home or homeowner refinancing one?

- From a homeowner's perspective, the appraisal visit itself will look similar, but they may notice that the appraiser spends more time gathering detailed property information & asking additional questions about the home.

What can I do as an industry professional to assist with this transition?

- **Set expectations:** The report will look different. Some inspections & reports may take longer temporarily while appraisers learn the new format.
- **Help protect cycle time:** Encourage brokers, borrowers, & agents to respond quickly when the appraiser requests property access or information.
- **Know the scope:** Understand what loan products are making the transition immediately.

Why Partner With Your Newrez Sales Professional?

- Industry changes create questions. Your Sales Professional can help you:
 - Navigate financing scenarios before listing or offering.
 - Identify potential appraisal & eligibility considerations early.
 - Evaluate unique property situations.
 - Educate buyers on financing options.
 - Keep transactions moving through proactive communication.