# THE MISSING ADDENDUM

What has to be in the new report, what supports it, and what your client asked for.

## THE ONE IDEA

### No General Addendum: every comment and every picture goes in the section it belongs to.

**NO GENERAL ADDENDUM**

"Does the new appraisal report still contain a General Addendum?" "No. In place of the General Addendum, there are specific fields within each section of the URAR that allow commentary to be added as necessary, offering the appraiser ample room to provide additional information."

Fannie Mae and Freddie Mac, UAD 3.6 FAQs (General)

**PHOTOS**

"All photos and images must be included in the most applicable section." Supplemental Information "provides a place for relevant photos or images that support the appraiser's conclusions and do not relate to any other section. If there are no supplemental exhibits, the section does not display."

Appendix F-1, URAR Reference Guide v1.4 (March 10, 2026), section 28. Also: "Concise comments should be entered instead of typing in 'see below'." (Overview)

**CREDENTIALS**

"Credential information from the state in which the property is located must be provided for the appraiser and supervisory appraiser": level, ID (license or certification number), state and expiration date.

Appendix F-1 v1.4, Assignment Information, 2.024 to 2.027 and 2.039 to 2.042

**REVISIONS**

The Revision History section "can be used to summarize material revisions after the appraisal was originally sent to the client." Each line: date, section, description. "A Borrower-Initiated Reconsideration of Value (ROV) must be documented in this section." "This is not for tracking draft versions as the appraiser is writing the report."

Appendix F-1 v1.4, section 27, Revision History (27.000 to 27.002)

## SCORE YOUR CALLS

Call 1: C. The GSEs' photo and image job aid lists appraiser and supervisor credentials as an optional image in Assignment Information ("If required by law, include it in this section"). The credential data is what's required.

Call 2: A. The Revision History section is where the new report lets you summarize material revisions after delivery. There is no General Addendum, and Supplemental Information holds photos or images.

## YOUR REPORT CHECKLIST

- [ ] Retire the old General Addendum habit. Each comment goes in the section it explains, with concise comments, never "see below".
- [ ] Required photos in place, the comparables map included, plus every photo that applies to this property (page 2).
- [ ] Credentials typed in for you and any supervisor: level, number, state, expiration.
- [ ] Optional exhibits filed in their section (see page 2).
- [ ] Your client's engagement letter read: anything they require in the report, included as requested.
- [ ] Revisions after delivery summarized in Revision History. A borrower-initiated ROV always.

# WHERE IT GOES

The three piles, section by section, and a note for your client.

## THE THREE PILES (GSE PHOTO AND IMAGE JOB AID, JUNE 23, 2026)

### 1 REQUIRED

Summary: the subject property photo. Site: property access (street scene). Dwelling Exterior: the dwelling front. Unit Interior: all kitchens, all bathrooms, the main living areas (living room, family room, dining room, all bedrooms). Sales Comparison: a photo of the subject and every comparable, and a map of the subject and all comparables. Sketch: a sketch or floor plan, if you answer that one is provided. Required when they apply: below-grade areas, recent updates, views that impact value or marketability, and every physical defect, damage and deficiency (others too, like the dwelling rear).

UAD 3.6 Job Aid: Photo and Image Requirements v1.0, Required and Conditionally Required columns. Appendix F-1 v1.4: "Photos are required for all physical defects, damages, and deficiencies." (Overview)

### 2 SUPPORTS IT (OPTIONAL)

Site: a plat map. Market: an image of your search criteria (a screenshot of your MLS search) or a map of your market area. Sales Contract: images of the contract. Cost Approach: an image of your worksheet. File each one in its own section.

Same job aid, Optional column. Lessons Learned job aid, item 6: "refrain from uploading images to non-applicable sections."

### 3 YOUR CLIENT ASKED

Assignment Information, optional: appraiser and supervisor credentials, the client engagement letter, the invoice, the cover letter ("If required by law, include it in this section"). Supplemental Information, optional: images that fit no other section, "(i.e. Errors and Omissions (E&O))."

Same job aid, Optional column. Fannie Mae Selling Guide B4-1.1-03: the lender documents that its appraisers are licensed or certified and reviews licensing status at least annually.

### THE INSURERS

Isaac Peck, president of OREP and publisher of Working RE: "When borrowers or attorneys see proof of insurance, they're more likely to file a claim." "The safer path is to keep the declarations page on file, not in the report." His advice: offer your E&O once a year and ask the AMC to keep it on file. He also writes that "plenty of appraisal management companies still require" a dec page on every report. And the borrower gets your report: under Regulation B, the lender must give the applicant a copy of all appraisals for a first-lien home loan.

Working RE, "Include E&O in Appraisal Reports? Just Say No," June 2026; 12 CFR 1002.14(a)(1)

## A NOTE FOR YOUR CLIENT · COPY, PASTE, SEND

Subject: My license and E&O for your file

Hi [name], attached are a copy of my license and my current E&O declarations page for your file. I'll send updated copies each year. Could you keep them on file rather than in each report? If your requirements call for them in the report, let me know and I'll include them as requested. Thank you, [your name]

## SOURCES

Fannie Mae and Freddie Mac: UAD 3.6 FAQs (General Addendum); Appendix F-1, URAR Reference Guide v1.4 (March 10, 2026); UAD 3.6 Job Aid: Photo and Image Requirements v1.0 and Lessons Learned v1.0 (June 23, 2026). Fannie Mae Selling Guide B4-1.1-03 (06/04/2025). Regulation B, 12 CFR 1002.14(a)(1).

Isaac Peck, "Include E&O in Appraisal Reports? Just Say No," Working RE, June 2026. AppraisalPilot co-hosts webinars with Working RE, which is published by OREP.