**Key Appraisal Independent Regulation Sections ~ NYSAN Appraisal AIR Points:**

~All pre-qualification valuations were performed independently without knowledge of or access to appraiser by the lender/mortgage firm.

~The lender named on the appraisal report submitted the appraisal request form via our secure appraisal rotational list which does not contain an estimated value, loan amount or target value.

~Appraiser selection was performed in compliance with the appraiser independence requirement by the chief review appraiser of NYSAN.

~All orders, except where explicitly documented, are arm’s length transactions where the lender is unaware of the appraiser selected until notified by NYSAN and/or the appraisal report is delivered. The appraiser is only provided the client name and address to facilitate appraisal form completion and is not provided by the loan officer, processor or any other originating personnel contact information. We use a rotational system of Independent Certified Residential and General Appraisers who are paid per assignment.

~This system prevents direct communication with the appraiser and documents all lender communications to promote compliance. We request all communications to be performed through NYSAN and not the appraiser. The Appraisers name has been communicated to the lender for informational purposes only.

~All FHA appraisals have been placed in accordance with the requirements of the U.S. Department of Housing and Urban Development’s HUD Mortgagee Letter 2009-28.

~NYSAN will work with the lender to make sure our independent appraisers are not on their DO NOT USE LIST. In the event the appraiser is on the DO NOT USE LIST, we will reassign it to a different independent appraiser in our rotation, based on the geographic area being appraised. NYSAN has in excess of 15 independent appraisers in our rotational list. As an approved appraiser, I am on NYSAN approved rotational list.

~In the event the Appraiser must modify or update the appraisal, this is performed in compliance w/ FNMA, and FHA regulations.



Appraisers Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Dated\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Appraisal Address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Appraiser Certified [ ] Residential [ ] General NYS #:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Expires on:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**NYSAN-New York State Appraisal Network 1461-17 Lakeland Ave., Bohemia, NY 11716**

**631-563-7720 - Fax: 631-563-7719 -** [**nysanamc@gmail.com**](mailto:nysanamc@gmail.com) **[www.newyorkstateappraisalnetwork.com](http://www.newyorkstateappraisalnetwork.com) Bill C. Merrell, Ph.D.- NYSAN Director**