



Appraiser Independence

Effective October 15, 2010, Fannie Mae and Freddie Mac have implemented “**Appraiser Independence Requirements**” which replaced the Home Valuation Code of Conduct (HVCC). The requirements place the burden of obtaining an unbiased and accurate appraisal on the lending community with regard to appraiser selection, payment, processing and potential influence relative to loans sold to Fannie Mae or Freddie Mac.

The Appraisal Vendor Management Services of The Jordan Real Estate Group are your solution!



The Jordan Real Estate Group will certify that the appraisal was completed in compliance with Fannie Mae Selling Guide Announcement SEL-2010-14 regarding appraiser independence and include a **Certificate of Compliance**.

- **The Jordan Real Estate Group** will act as a third party intermediary between the appraiser and loan origination staff. There will be no direct communication between the appraiser and loan origination.
- All Appraisals are completed by Licensed/Certified appraisers competent in their jurisdiction and in good standing with the respective state’s real estate appraisal board.
- All fees for appraisal services are paid directly to The Jordan Real Estate Group. Appraisers do not receive compensation directly from loan origination, realtor or borrower. Payment options will be convenient for the borrower - credit card, debit card, or personal check processed via TeleCheck.
- Appraisers are not provided a target value or value range as the basis of accepting an appraisal assignment.
- Appraisers do not provide value range estimates prior to inspection and completion of the appraisal.
- Appraisers are provided appraisal assignments based on a rotation of approved appraisers within a given county. Loan origination staff is not permitted to request a specific appraiser.
- Each appraisal will be reviewed by in-house review staff for accuracy, quality and adherence to lender, FHA/HUD reporting guidelines and USPAP compliance.
- Orders can be sent via fax, e-mail, entered within our secure on-line tracking system or received via Mercury, Encompass, etc. Individual WebTrax accounts will be provided with secure user name and passwords allowing each client 24/7 on-line access to orders.

Our appraiser independence compliance solutions meet or exceed industry standards for appraiser selection, oversight and independence.

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