



COVID-19 Update - Temporary Flexibilities

Fannie Mae, Freddie Mac, the Federal Housing Administration, the Department of Veterans Affairs, and USDA Rural Development have each announced new guidelines that provide lenders with "temporary flexibilities" during the ongoing COVID-19 outbreak.

Alternatives to the traditional appraisal requirements will be accepted when an interior inspection is not feasible because of COVID-19 concerns.

Both RealEasy Appraisals and Appraise-It Pro have been updated to include text addenda pre-filled with FNMA/FHLMC's, FHA's, and VA's modified verbiage. Please check for updates to ensure you have access to the new addenda.

To follow the modified guidelines for FNMA/FHLMC and FHA appraisals:

1. Enter "desktop" or "exterior" in the Map Reference field on page 1 of the primary form.
2. Include the organization's COVID-19 Temporary Flexibilities Addendum in your report.

To follow the modified guidelines for VA appraisals:

1. Boldly state "Per Department of Veterans Affairs, no interior inspection was provided due to COVID-19" somewhere in your report.
2. For desktop appraisals, include the VA COVID-19 Temporary Flexibilities Addendum.

USDA Rural Development will accept Exterior-Only appraisals for purchase and non-streamlined refinance transactions.

Please refer to each organization's publications for full instructions and guidelines:

- FNMA's [Our Approach to COVID-19](#) page and [Lender Letter LL-2020-04](#) (pdf)
- FHA's [Single Family](#) page and [HUD Mortgagee Letter 2020-05](#) (pdf)
- VA's [Circular 26-20-11](#) (pdf)
- USDA's [Single Family Housing Guaranteed Loan Program Temporary Exceptions](#)

These flexibilities provide options for your health and safety during this uncertain time. Lenders will provide guidance for current and future assignments.

For more information or for assistance, please feel free to contact our technical support at tech@wca-inc.com, via chat in the Help menu of RealEasy Appraisals or Appraise-It Pro, or by calling 1-888-528-3445.

Sales: 1-800-528-3445

Support: 1-888-528-3445

