



U. S. DEPARTMENT OF VETERANS AFFAIRS
Regional Office, Fort Snelling (335/262)
1 Federal Drive
St. Paul, MN 55111-4050
www.vba.va.gov/rostpaul.htm

October 1, 2002

REGIONAL LOAN CENTER MEMORANDUM NO. 02-20

TO: ALL APPRAISERS AND LENDERS

SUBJ: CONSTRUCTION & VALUATION CHANGES

Purpose

The purpose of this memorandum is to provide information concerning program changes in Construction & Valuation in the St. Paul Regional Loan Center (RLC) jurisdiction.

Background

As of October 1, 2002, the St. Paul Regional Loan Center is responsible for all Construction & Valuation (C&V) functions in Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, North Dakota, South Dakota and Wisconsin. C&V employees at the Regional Offices are now out-based RLC employees. At this time, work will continue to be done at the Regional Offices and the out-based employees remain available to answer lender and appraiser questions. All appraisal review and Lender Appraisal Processing Program (LAPP) post audit reviews will be transferred to the RLC in the future.

Procedures

Starting immediately, all hard copy Notices of Value (NOV) issued by LAPP lender staff appraisal reviewers (SAR) for properties in the St. Paul RLC jurisdiction should be sent to the RLC. Appraisal reports should be emailed to the St. Paul RLC instead of the local office. We highly recommend that all SARs issue their NOVs in The Appraisal System (TAS) on the Internet. This will become mandatory in the future. The Internet address for TAS is **<http://tas.vba.va.gov>**. Because appraisers participating in E Commerce are emailing a copy of their appraisal to VA, SARs do not need to include a hardcopy of any appraisal that they receive in PDF format with their NOV. If an NOV is issued in TAS, SARs do not need to send us a hardcopy.

All hardcopy NOVs should be sent to

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Starting immediately, appraisers will no longer send plans and specifications to VA with their appraisal. Appraisers are expected to retain a copy of plans and specifications used for an appraisal as required by FIRREA. Appraisers will send the plans and specifications to VA if requested. Other construction exhibits should be included with the appraisal report.

Because of the volume of reports, we have added one email box for appraisers to use when emailing their appraisals. The mailboxes are

lapp.stpaul@vba.va.gov	For LAPP appraisals
urar.stpaul@vba.va.gov	For non LAPP origination appraisals
liq.stpaul@vba.va.gov	For all liquidation appraisals (LGI, LPL and SLMP)

If You Have Any Questions

You can contact us at (800) 827-0611, extension 5421, or by email at vaappraisal.stpaul@vba.va.gov.

/s/D. F. MUNRO
D. F. MUNRO
Loan Guaranty Officer