



APPRAISER FEE PANEL

Newsletter



HEY, HAVE YOU HEARD?

As of February 14, 2008 (VBA Circular 26-08-04), there will be a temporary reduction in the validity period of Notices of Value and Master Certificates of Reasonable Value for proposed construction cases to 6 months.

Circular 26-07-04, Valuing properties during periods of declining markets, dated November 30, 2007 gives advice on valuation of properties and when the fee appraiser is to be paid.

You may find new bulletins and those previously issued at the following website:

<http://www.vba.va.gov/ro/phoenixlgy/RLC%20Bulletins.htm>



STAY INFORMED

To receive updates automatically through your e-mail, sign up for list serve at

<http://mailman.listserve.com/listmanager/listinfo/phoenixrlc>

The **latest** edition of the Phoenix Fee Panel Appraisers Handbook is available for download online through the Phoenix Regional Loan Center website at: <http://www.vba.va.gov/ro/phoenixlgy/VA%20Appraisers.htm>

Issue No. 2
SUMMER 2008

NEW SUBDIVISIONS and APPRAISALS

The Phoenix RLC has seen an increase in omissions and selection of comparables in new subdivisions. For a refresher, you may go to page 59 of the Fee Panel Handbook:

***** NOTE:** *If the subject property is in a new subdivision, VA and Phoenix RLC have additional requirements regarding the selection of comparable sales. VA national guidelines are found in the Lender's Handbook on page 11-13. Specific requirements for the Phoenix RLC may be found in the Fee Panel Handbook on page 59.*

Particular attention should be given when appraising properties as under/proposed construction from model homes (see Bulletin 26-07-03 which you may find at the following link:

http://www.homeloans.va.gov/circulars/26_07_3_change1.pdf

E-APPRAISAL

Are you still confused about E-Appraisal? Has it been so long since you have done a VA appraisal that you don't know what it is?

Since August 30, 2004, VA has required all VA Fee Appraisers to submit their reports electronically through E-Appraisal (see Circular 26-04-09).

We continue to receive requests from VA Fee Panel members to upload their reports. Some requests are valid, such as in the case of computer problems. However, it is your responsibility to learn E-Appraisal, have the proper equipment, and upload your own reports.

PHOENIX RLC DIVISION UPDATE

Change continues in the Loan Guaranty Division at the Phoenix Regional Loan Center.

We welcome back Staff Appraiser Glenn Maynard, who spent much of the past year in Loan Administration.

New additions: Stephanie Bright and Chris Reece have been reassigned to C&V permanently and will be in training mode for awhile. Also, Phyllis Chilton will be with us temporarily to assist with workload.

DECLINING MARKET TIPS

Analyze sales listings, contract offers, and unsettled sales to determine if market conditions have changed between the date each comp sold and the date of the subject property appraisal.

This is especially important in markets with rapidly increasing or decreasing values. If the subject property is in a new subdivision, the analysis should include the builder's closed sales, sales in competitive subdivisions, and sales of similar existing properties. (References: Fee Panel Handbook, Sept. 2007 revision, page 59 and VA Lenders Handbook, Chapter 11, page 11-15)

If you would like more information, please go to the following link for an article on declining markets: <http://www.stlappraisalinstitute.com/downloads/APPRAISINGINDECLININGMARKET-final.pdf>

TRAINING-Satellite Broadcast



On July 9, 2008 there was a live satellite broadcast, "VA Review" available for viewing on your computers. The show was geared to brokers and lenders. However, it also covered changes to the Lender's Handbook which should be of interest to all of you. This and other previous broadcasts are available for "on demand" viewing at the following link:

<http://www.homeloans.va.gov/broadcast.htm>



Who or What is VALERI?
Check out our next Issue (coming soon).

Frequently Asked Questions

Q. What do I do if the lender or builder requests a delay of my appraisal assignment?

A. If the requestor wants you to delay an assignment that would result in your not meeting timeliness standards by less than 7 days, you should:

- require the requester to provide you a **written request** for such delay **and**
- include a copy of the request in your appraisal package (scan and attach to your PDF appraisal)
- fully document the delay in your RAM comments.

If the delay is 7 days or more, you should contact Phoenix C&V for guidance prior to agreeing to such request.

Q. How do I appraise the subject property when it is a REO that requires repairs, some of which are MPR related?

A. VA wants our veterans to achieve their dream of home ownership, but that does not mean that we will ignore MPR requirements for the home to be safe, sound, and sanitary. Appraise the property "subject to" the MPR repairs. The veteran and lender can then request a waiver of specific items through the Regional Loan Center. (References: VA Lenders Handbook, Ch. 11, Pg. 11-17; Ch. 12, pg. 12-3; Ch. 13, pg. 13-16; Fee Panel Handbook page 35, 5h - condition of property)

Q. When should the exterior-only form 2055 be used?

A. It should be used only on liquidation appraisals of stick built homes. Condos, manufactured homes, and two-to-four unit properties should go on their respective forms.