



NAN

Appraisal Modernization

A Step Ahead



WHAT IS... APPRAISAL MODERNIZATION?

Appraisal Modernization represents an effort to move the current appraisal process into the future while continuing to ensure the integrity of the appraisal process. It involves leveraging technologies, data, and analytics to enhance the management of collateral risk, making the process more efficient for everyone, including lenders, borrowers, appraisers, and secondary-market investors.



HOW APPRAISAL MODERNIZATION WILL BENEFIT YOU?

- Reduce Origination Cycle Time
- Reduce Borrower Costs in Some Cases
- Provide Operational Simplicity and Certainty



HOW IS NAN LEADING THE WAY IN APPRAISAL MODERNIZATION?

- Tech Investment
- Test & Learn Strategy
- Superior Service
- Robust Offering

Sweeping changes are occurring across the real estate lending markets and NAN has recognized the need to pivot accordingly, invest in technology, and ALWAYS be...one step ahead. We are prepared to lead the way as the premiere AMC ready to provide our valued lending partners a robust appraisal modernization product offering that combines cutting-edge technology with the personalized top-notch customer service that NAN is known for in the traditional product appraisal space.



PRODUCTS/ SOLUTIONS

[Place Order NOW](#)

- Freddie Mac's ACE+ PDR (Appraisal waiver plus property data report)
- Fannie Mae's Value Acceptance + Property Data Report
- Fannie/Freddie Desktop 1004/70D
- Fannie/Freddie Hybrid 1004/70H

Resources

[Freddie Mac ACE+ PDR
Value Acceptance](#)

[Fannie Mae Selling Guide Announcement
Desktop Appraisal](#)

CONTACT US TODAY
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ACE+ PDR

ACE (automated collateral evaluation) is a Freddie Mac appraisal waiver solution and NAN is a verified software partner for the PDR (Property Data Report) solution. ACE+ PDR (automated collateral evaluation plus property data report) is a new capability that allows lenders to originate cash-out and certain no cash-out refinance loans without an appraisal. With ACE+ PDR, additional property information is physically collected on-site by trained data collectors using the Freddie Mac PDR dataset, in lieu of an appraisal.

- Eligibility:**
- The Seller must submit the loan to Loan Product Advisor® (LPASM) and receive a Risk Class of Accept
 - The last LPA Feedback Certificate must indicate that the loan is eligible for a PDR. (This represents the "ACE+ PDR offer")
 - The final submission of the loan to Loan Selling Advisor® must indicate a representation and warranty relief status is "Y" or "Yes"

Value Acceptance + Property Data Report

Extends value acceptance (appraisal waiver) benefits to more borrowers while identifying current subject property characteristics including condition.

- Eligibility:**
- One-unit properties, including condominiums
 - Limited cash-out refi transactions
 - Cash-out refi transactions
 - Purchase transactions
 - Loan casefiles that receive an Approve/Eligible recommendation
 - Properties in high-needs rural locations, as identified by FHFA

Fannie/Freddie Desktop 1004/70D

The Fannie Mae/Freddie Mac Desktop was released in March 2022. This is a full valuation completed by a Licensed or Certified appraiser. However, the appraiser does not visit the property site and instead obtains the data necessary to complete the valuation through available data sources such as MLS and Public Records. Both Fannie Mae and Freddie Mac require a Floorplan with interior walls be included in the final report.

- Eligibility:** No Eligibility Required – Determined by Mortgage Broker Eligibility per DU (Desktop Underwriter)

Fannie Freddie Hybrid 1004/70H

An appraisal assignment for which the scope of work includes reviewing a recent report containing an interior/exterior standardized property data report that has been performed by a third-party inspector in lieu of the appraiser performing a personal inspection.

- Eligibility:** Pilot Only

Get started

CONTACT US DIRECTLY AT SALES@NAN-AMC.COM

Fee Table Available Upon Request