

Hybrid and desktop appraisal forms

(Fannie Mae forms 1004 and 1073 / Freddie Mac forms 70 and 465)

In order to facilitate alternative appraisal processes, Fannie Mae and Freddie Mac (the government sponsored enterprises) have aligned on the forms mentioned in this document. This engagement in no way signals any design or intention to align on any other aspect of appraisal modernization or appraisal policy (other than the ongoing Uniform Appraisal Dataset/Forms Redesign alignment).

Traditional	An appraisal assignment for which the scope of work includes an interior and exterior personal, on-site inspection of the subject property completed by the appraiser who signs the appraisal report, and the effective date of the appraisal is the date of inspection.
Desktop	An appraisal assignment for which the scope of work does not include field work by the appraiser.
Hybrid	An appraisal assignment for which the scope of work includes reviewing a recent report containing interior/exterior standardized ¹ property data in lieu of the appraiser performing a personal inspection.

Multiple scopes / certifications

	Data collection method	Certification
Traditional Fannie Mae 1004 Freddie Mac 70	Physical inspection of the interior and exterior of subject property by the appraiser	Appraiser performed a complete visual inspection of the interior and exterior areas of the subject property
New Desktop Fannie Mae 1004 Desktop and 1073 Desktop Freddie Mac 70D and 465D	No physical inspection appraiser uses other sources that may include MLS, public records data, or a prior appraisal report	Appraiser did not perform a personal visual inspection of the subject property
New Hybrid Fannie Mae 1004 Hybrid and 1073 Hybrid Freddie Mac 70H and 465H	Physical inspection of the interior and exterior of subject property by a third-party inspector or an appraiser Virtual inspection using tools such as Skype, FaceTime®, or others to allow virtual viewing of the interior and exterior of subject property from a remote location	Appraiser did not perform an interior and exterior personal on-site inspection of the subject property

¹ Standardized property data set and data collector requirements as defined by each GSE