

Appraisal Orders in P.A.T.H.

Brokers have the option to order appraisals directly from P.A.T.H. allowing them to:

- Select from HBWS approved AMCs. [Click here](#) for the complete list.
- Place and manage appraisal orders and appraisal conditions.
- View the status of appraisal orders.
- Have appraisals and appraisal conditions **automatically upload** to Homebridge and AIQ.

Notes:

- VA appraisal reports must still be ordered through the VA Portal.
- Multiple appraisals may be ordered through P.A.T.H. (if applicable).

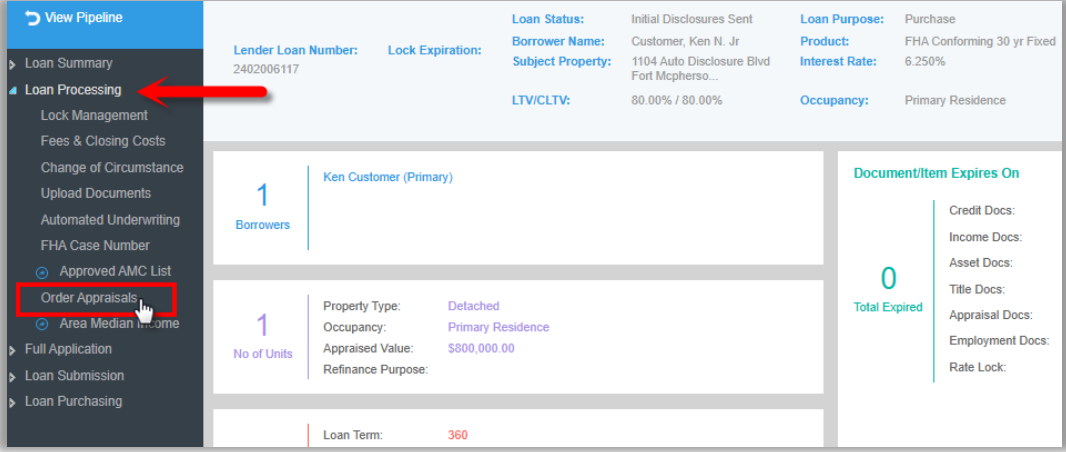
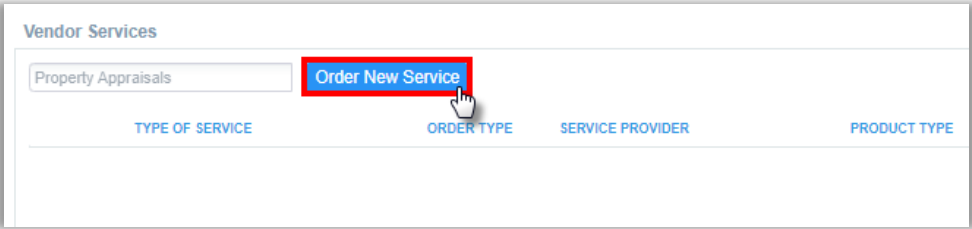
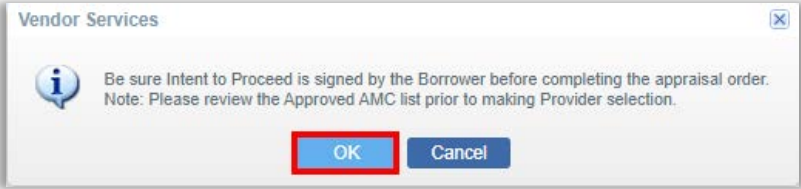
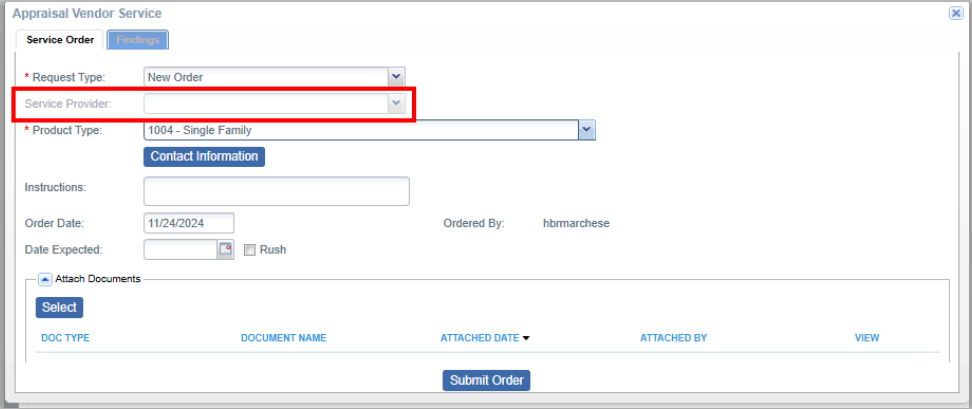
Important:

- Appraisal orders for AZ, CA, or NV properties (Assigned AMC=Golden State) must now be placed directly on the AMC website.
- AZ, CA, and NV FNMA Value Acceptance + Property Data, FNMA Hybrid and FHLMC ACE =PDR only must be ordered directly on Class Valuation.

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Order an Appraisal

Step	Action
1	<p>Go to Loan Processing → Order Appraisals.</p> 
2	<p>The Vendor Services window will appear. Click the Order New Service button.</p> 
3	<p>A pop-up will appear as a reminder that before ordering an appraisal:</p> <ul style="list-style-type: none"> • Ensure the Intent to Proceed is signed, and • Review the Approved AMC list. <p>Click OK.</p> 
4	<p>The Service Order screen will appear.</p> <p>Conventional Loans:</p> <ul style="list-style-type: none"> • Request Type: Defaults to New Order. • Service Provider: The AMC designated by HBWS will be automatically selected when the order is placed. • Product Type: Select the applicable appraisal form. 

All Other Loan Types:

- **Request Type:** Defaults to New Order.
- **Service Provider:** Select from the list of approved AMCs.
- **Product Type:** Select the applicable appraisal form.

Notes:

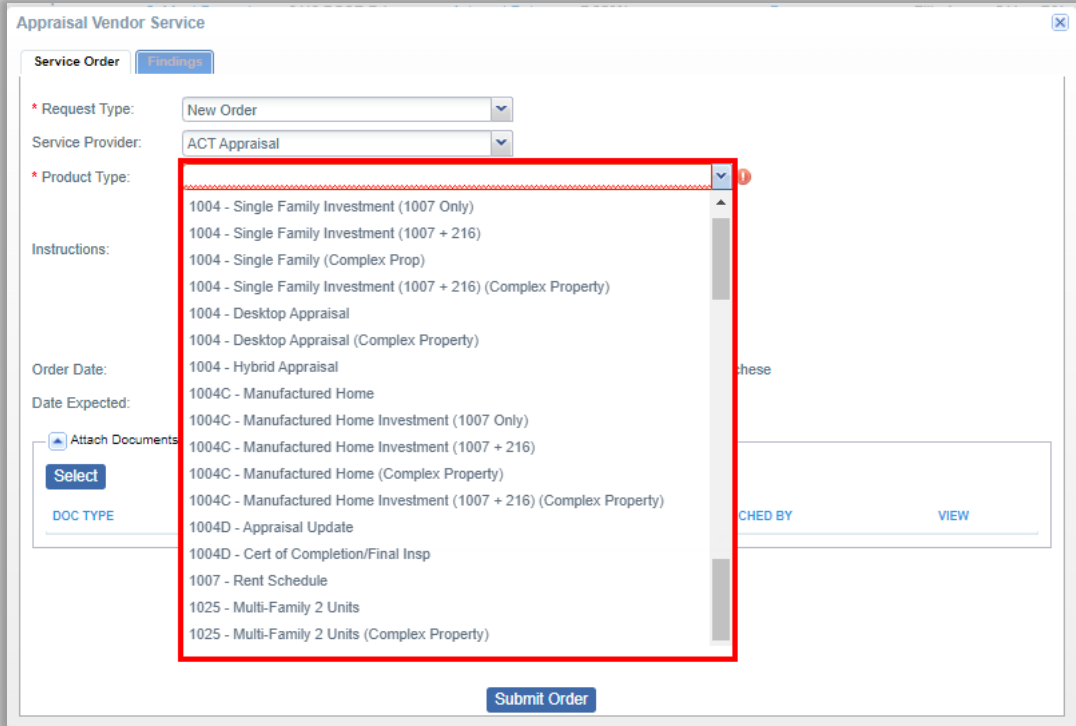
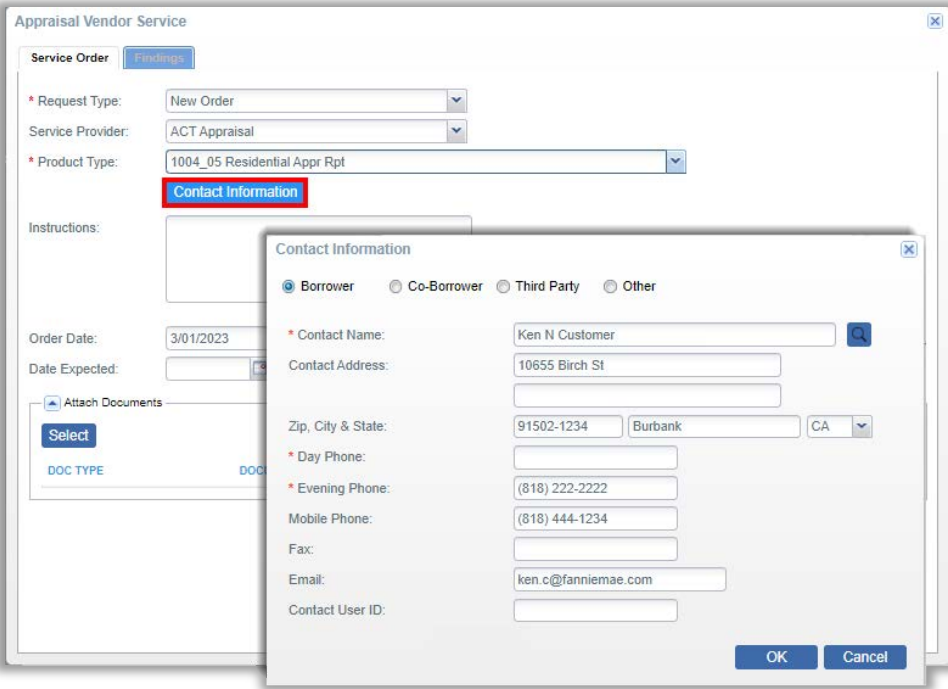
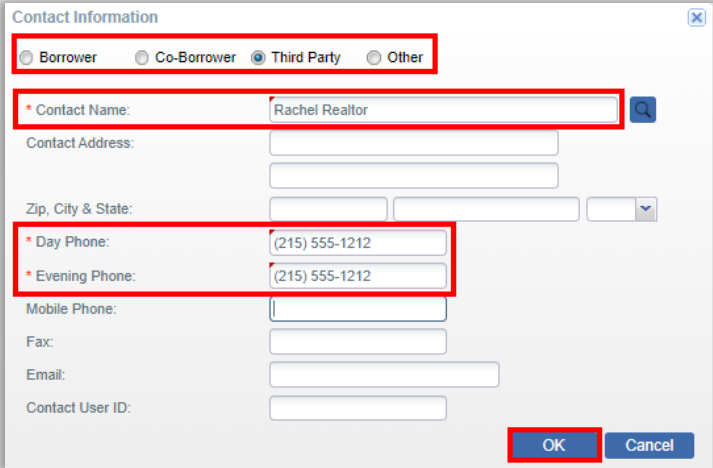
- **Renovation Loans** - The system will automatically notify the AMC **ONLY** if the correct loan program is selected on the Loan Summary → Short Application screen.

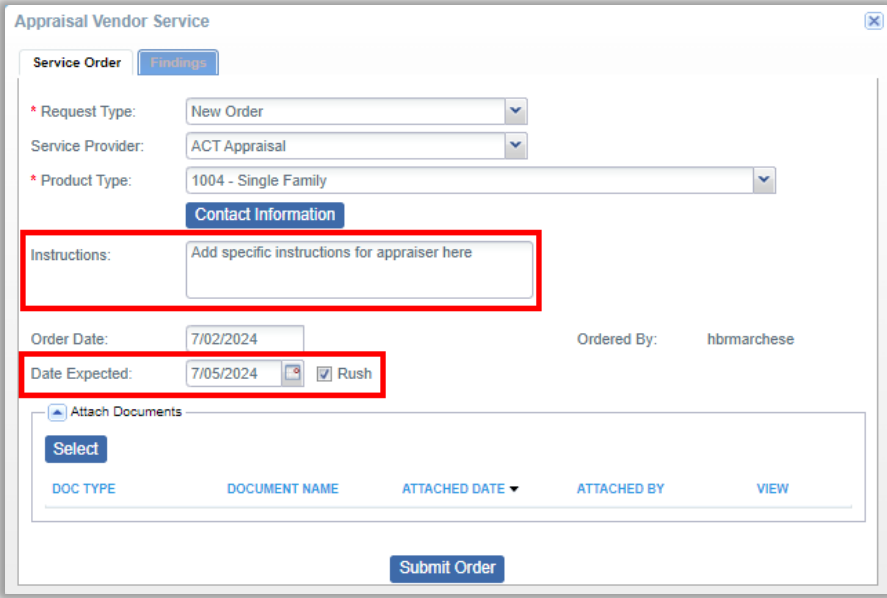
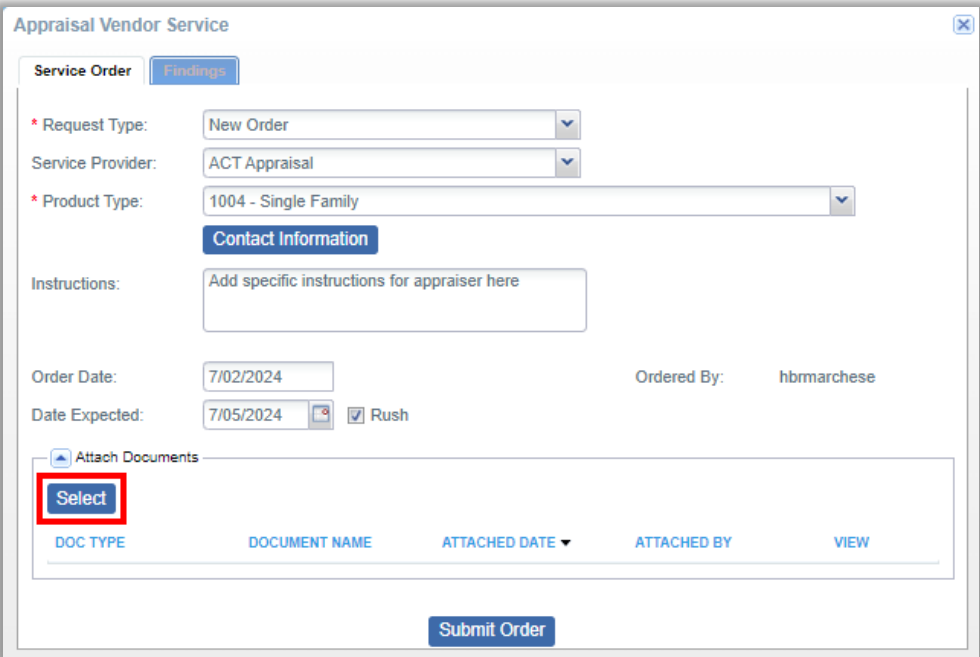
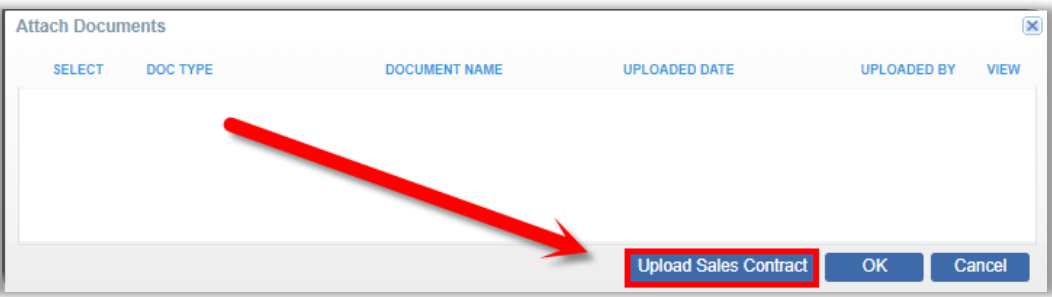
- **Rural Housing Properties** - Ensure the **Rural Property** checkbox is selected on Full Application → Purpose & Property.

- **Investment Properties** – Ensure the correct Appraisal **Product Type** is selected per guidelines.

Examples:

- **1004 - Single Family Investment (1007 Only)** = Full Appraisal + Rent Schedule
- **1004 - Single Family Investment (1007+216)** = Full Appraisal + Rent Schedule + Operating Income statement
- **1007- Rent Schedule** = Rent Schedule only

Step	Action
	
<p>5</p>	<p>Click the Contact Information button to review/enter property contact information for the appraiser.</p> <ul style="list-style-type: none"> The Borrower/Co-Borrower information will automatically populate from the loan.  <ul style="list-style-type: none"> Select Third Party or Other to add another contact for the appraiser (realtor, tenant, etc.). 

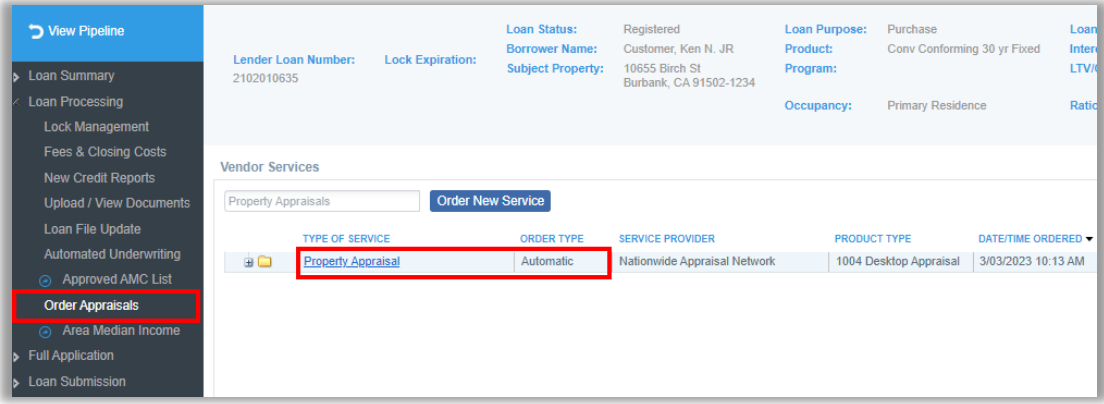
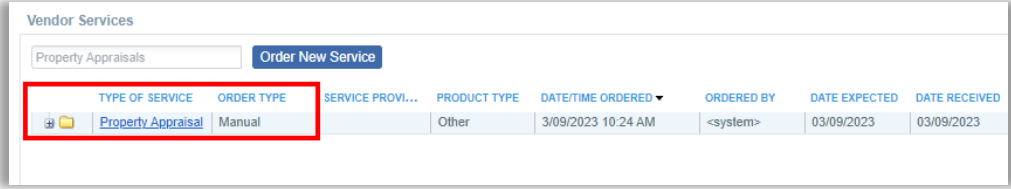
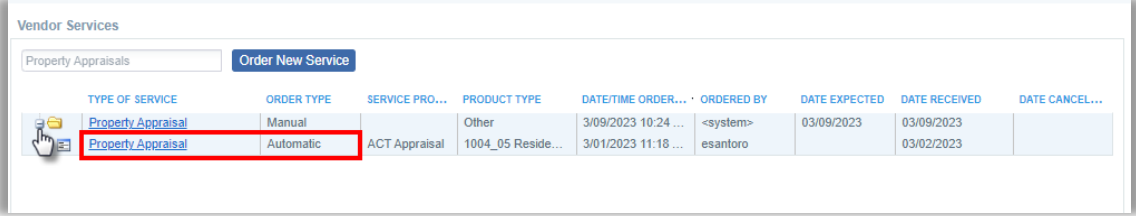
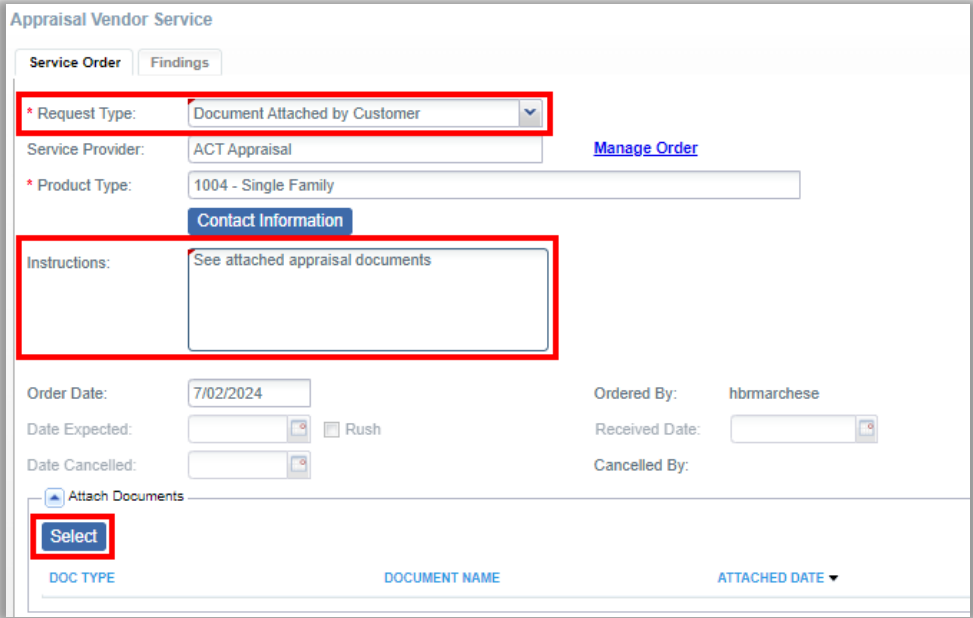
Step	Action
6	<p>Optional:</p> <ul style="list-style-type: none"> • Add specific Instructions for the Appraiser. • Rush Orders - Enter a Date Expected and select Rush. <ul style="list-style-type: none"> - An additional AMC rush charge will be applied. 
7	<p>Upload and attach appraisal documents (if necessary).</p> <ul style="list-style-type: none"> • Click the Select button. 
8	<p>Click the Upload Sales Contact button for ALL documents for the appraiser.</p> 
9	<p>A Document Upload window will open.</p> <ul style="list-style-type: none"> • Click Browse to navigate to the appraisal documents on your computer, <ul style="list-style-type: none"> - Or - • Drag and Drop the file on the button. • Click the Add button (if necessary) to upload additional documents. • Click Upload.

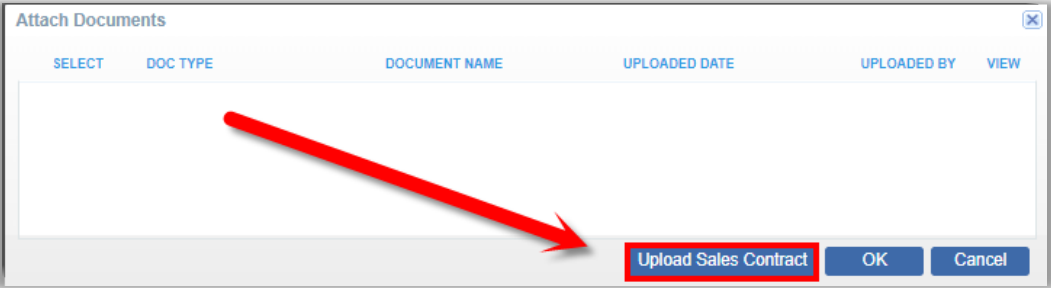
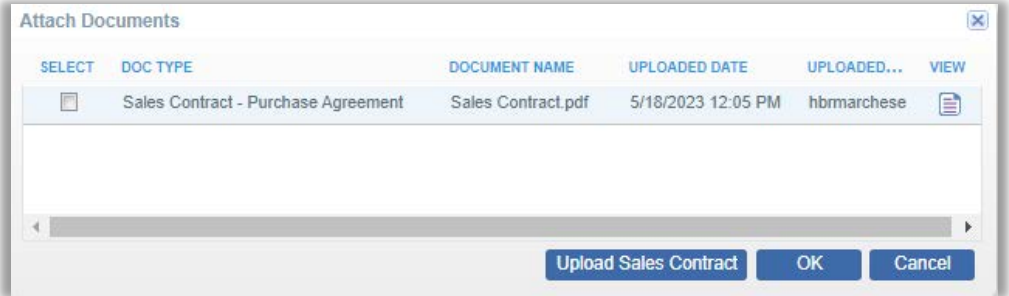
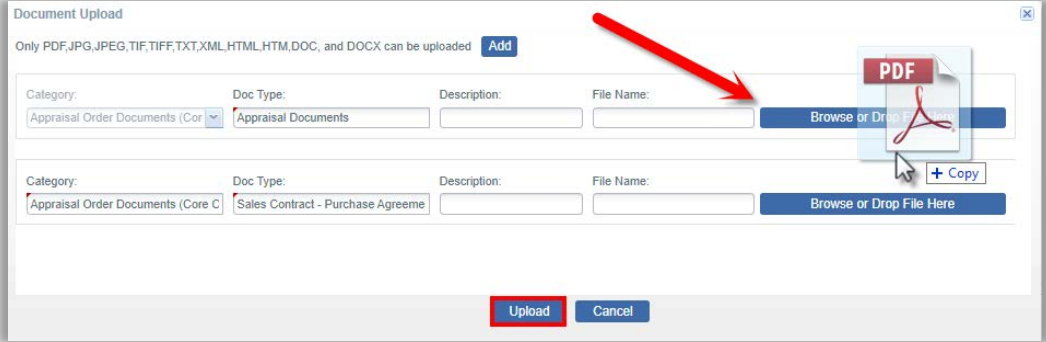
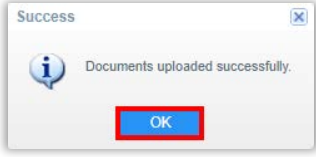
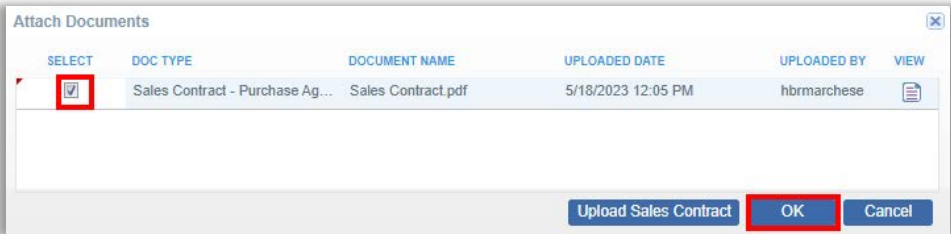
Step	Action																								
	<div data-bbox="354 255 1393 604"> <p>Document Upload</p> <p>Only PDF, JPG, JPEG, TIF, TIFF, TXT, XML, HTML, HTM, DOC, and DOCX can be uploaded Add</p> <p>Category: Appraisal Order Documents (Cor) Doc Type: Appraisal Documents Description: File Name: Browse or Drop File Here</p> <p>Category: Appraisal Order Documents (Core C) Doc Type: Sales Contract - Purchase Agreeeme Description: File Name: Browse or Drop File Here</p> <p>Upload Cancel</p> </div> <div data-bbox="685 647 1062 827"> <p>Success</p> <p>Documents uploaded successfully.</p> <p>OK</p> </div> <p>Notes:</p> <ul style="list-style-type: none"> • Only PDF's, TIFFs, TXT, and HTML can be uploaded to P.A.T.H. • Only 1 file may be added at a time with drag and drop. 																								
10	<p>Select the applicable documents and click OK.</p> <div data-bbox="328 1110 1421 1419"> <p>Attach Documents</p> <table border="1"> <thead> <tr> <th>SELECT</th> <th>DOC TYPE</th> <th>DOCUMENT NAME</th> <th>UPLOADED DATE</th> <th>UPLOADED BY</th> <th>VIEW</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td>Appraisal Documents</td> <td>Conditions3.pdf</td> <td>3/06/2023 10:57 AM</td> <td>hbrmarchese</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Sales Contract - Purchase Ag...</td> <td>Credit - Credit Report Redact...</td> <td>3/06/2023 10:48 AM</td> <td>tanone 1</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td>Appraisal Documents</td> <td>Appraisal Redacted.pdf</td> <td>3/06/2023 10:48 AM</td> <td>tanone 1</td> <td></td> </tr> </tbody> </table> <p>Upload Sales Contract OK Cancel</p> </div>	SELECT	DOC TYPE	DOCUMENT NAME	UPLOADED DATE	UPLOADED BY	VIEW	<input checked="" type="checkbox"/>	Appraisal Documents	Conditions3.pdf	3/06/2023 10:57 AM	hbrmarchese		<input checked="" type="checkbox"/>	Sales Contract - Purchase Ag...	Credit - Credit Report Redact...	3/06/2023 10:48 AM	tanone 1		<input type="checkbox"/>	Appraisal Documents	Appraisal Redacted.pdf	3/06/2023 10:48 AM	tanone 1	
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11	<p>Click Submit Order.</p> <div data-bbox="376 1534 1372 2153"> <p>Appraisal Vendor Service</p> <p>Service Order Findings</p> <p>* Request Type: New Order</p> <p>Service Provider: ACT Appraisal</p> <p>* Product Type: 1004 - Single Family</p> <p>Contact Information</p> <p>Instructions: Add specific instructions for appraiser here</p> <p>Order Date: 7/02/2024 Ordered By: hbrmarchese</p> <p>Date Expected: 7/05/2024 <input checked="" type="checkbox"/> Rush</p> <p>Attach Documents</p> <p>Select</p> <table border="1"> <thead> <tr> <th>DOC TYPE</th> <th>DOCUMENT NAME</th> <th>ATTACHED DATE</th> <th>ATTACHED BY</th> <th>VIEW</th> </tr> </thead> <tbody> <tr> <td>Sales Contract - Purchase Agre...</td> <td>Sales Contract.pdf</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Submit Order</p> </div>	DOC TYPE	DOCUMENT NAME	ATTACHED DATE	ATTACHED BY	VIEW	Sales Contract - Purchase Agre...	Sales Contract.pdf																	
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12	<p>The order will appear on the Appraisal Vendor Services screen.</p> <div data-bbox="321 2268 1425 2494"> <p>Vendor Services</p> <p>Property Appraisals Order New Service</p> <table border="1"> <thead> <tr> <th>TYPE OF SERVICE</th> <th>ORDER TYPE</th> <th>SERVICE PROVIDER</th> <th>PRODUCT TYPE</th> <th>DATE/TIME ORDERED</th> <th>ORDERED BY</th> <th>DATE EXPECTED</th> <th>DATE RECEIVED</th> <th>DATE CANCEL...</th> </tr> </thead> <tbody> <tr> <td>Property Appraisal</td> <td>Automatic</td> <td>ACT Appraisal</td> <td>1004_05 Residential Appr Rpt</td> <td>3/01/2023 11:19 AM</td> <td>hbrmarchese</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> </div>	TYPE OF SERVICE	ORDER TYPE	SERVICE PROVIDER	PRODUCT TYPE	DATE/TIME ORDERED	ORDERED BY	DATE EXPECTED	DATE RECEIVED	DATE CANCEL...	Property Appraisal	Automatic	ACT Appraisal	1004_05 Residential Appr Rpt	3/01/2023 11:19 AM	hbrmarchese									
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Upload/Attach Appraisal Documents

To upload and attach appraisal documents on a New Appraisal Order - [click here](#).

To upload appraisal documents after an order has been placed, follow the steps below.

Step	Action
<p>1</p>	<p>Open the appraisal order in P.A.T.H.:</p> <ul style="list-style-type: none"> Go to Loan Processing → Order Appraisals. Click the hyperlink Property Appraisal - Automatic.  <p>Note: If the Order Type displays as Manual, click the folder icon to open the folder and select the Automatic Order Type to view your order.</p>  
<p>2</p>	<p>Complete the Service Order tab:</p> <ul style="list-style-type: none"> Select Request Type: Document Attached by Customer Enter a comment in Instructions (will enable the Select button). Click the Select button. 

Step	Action
<p>3</p>	<p>Click the Upload Sales Contract button for ALL documents for the appraiser.</p>  <p>Note: If the documents have already been uploaded via the Appraisal Order screen, skip to step 5 to attach.</p> 
<p>4</p>	<p>A Document Upload window will open.</p> <ul style="list-style-type: none"> Click Browse to navigate to the appraisal documents on your computer, - Or - Drag and Drop the file on the button. Click the Add button (if necessary) to upload additional documents. Click Upload.   <p>Notes:</p> <ul style="list-style-type: none"> Only PDF's, TIFFs, TXT, and HTML can be uploaded to P.A.T.H. Only 1 file may be added at a time with drag and drop.
<p>5</p>	<p>Select the applicable document(s) and click OK.</p> 

Step	Action										
6	<p>Click Save.</p> <div data-bbox="375 325 1377 989"><p>Appraisal Vendor Service</p><p>Service Order Findings</p><p>* Request Type: Document Attached by Customer</p><p>Service Provider: ACT Appraisal Manage Order</p><p>* Product Type: 1004 - Single Family</p><p>Contact Information</p><p>Instructions: See attached appraisal documents</p><p>Order Date: 7/02/2024 Ordered By: hbrmarchese</p><p>Date Expected: <input type="text"/> <input type="checkbox"/> Rush Received Date: <input type="text"/></p><p>Date Cancelled: <input type="text"/> Cancelled By: <input type="text"/></p><p>Attach Documents</p><p>Select</p><table border="1"><thead><tr><th>DOC TYPE</th><th>DOCUMENT NAME</th><th>ATTACHED DATE</th><th>ATTACHED BY</th><th>VIEW</th></tr></thead><tbody><tr><td></td><td>Sales Contract - Purchas...</td><td>Sales Contract.pdf</td><td></td><td>View Delete</td></tr></tbody></table><p>Save Cancel</p></div> <div data-bbox="683 1034 1062 1204"><p>Info</p><p>Appraisal Order updated successfully</p><p>OK</p></div>	DOC TYPE	DOCUMENT NAME	ATTACHED DATE	ATTACHED BY	VIEW		Sales Contract - Purchas...	Sales Contract.pdf		View Delete
DOC TYPE	DOCUMENT NAME	ATTACHED DATE	ATTACHED BY	VIEW							
	Sales Contract - Purchas...	Sales Contract.pdf		View Delete							

Invoice/Payment

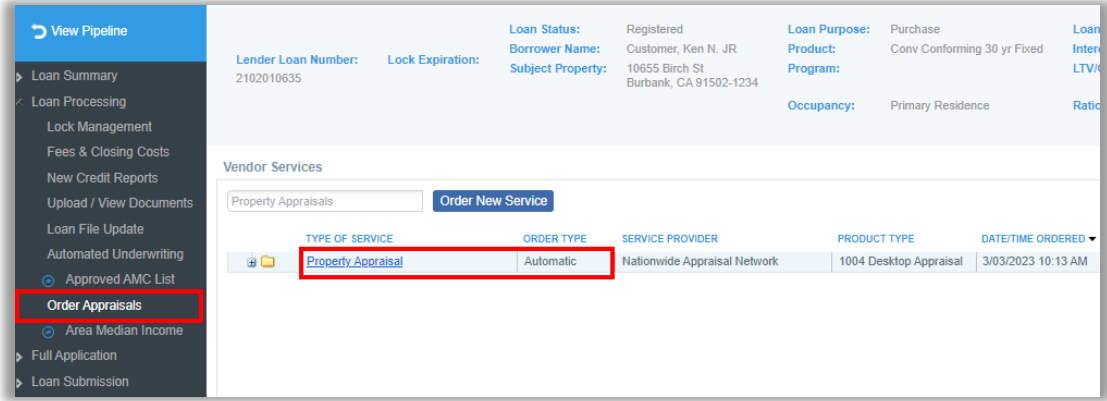
Payments for appraisals ordered through P.A.T.H. may be paid directly with a Credit/Debit Card, or an invoice may be sent to the Borrower's provided email.

Step

Action

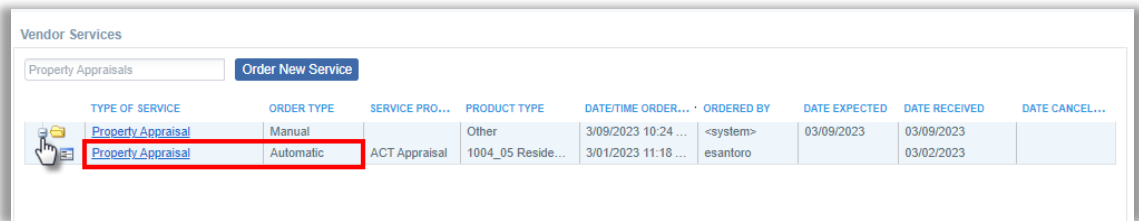
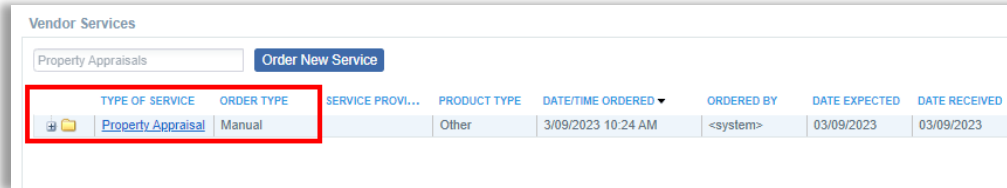
Open the appraisal order in P.A.T.H.:

- Go to **Loan Processing** → **Order Appraisals**.
- Click the hyperlink **Property Appraisal - Automatic**.



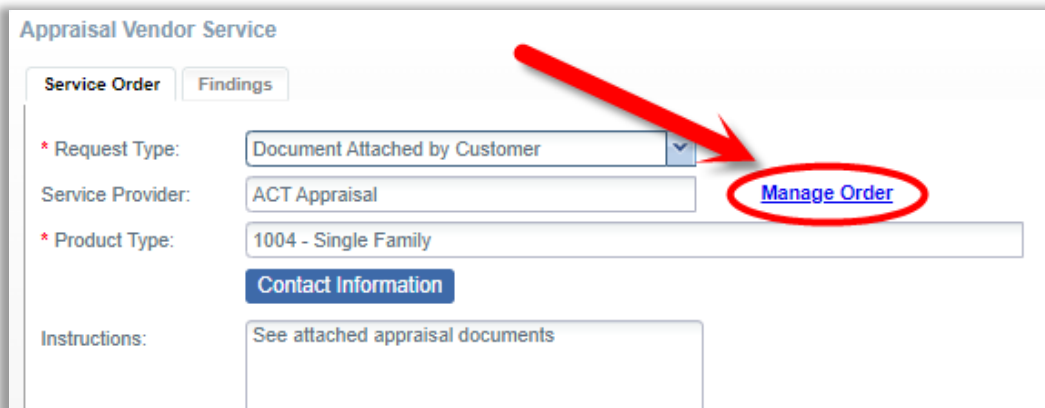
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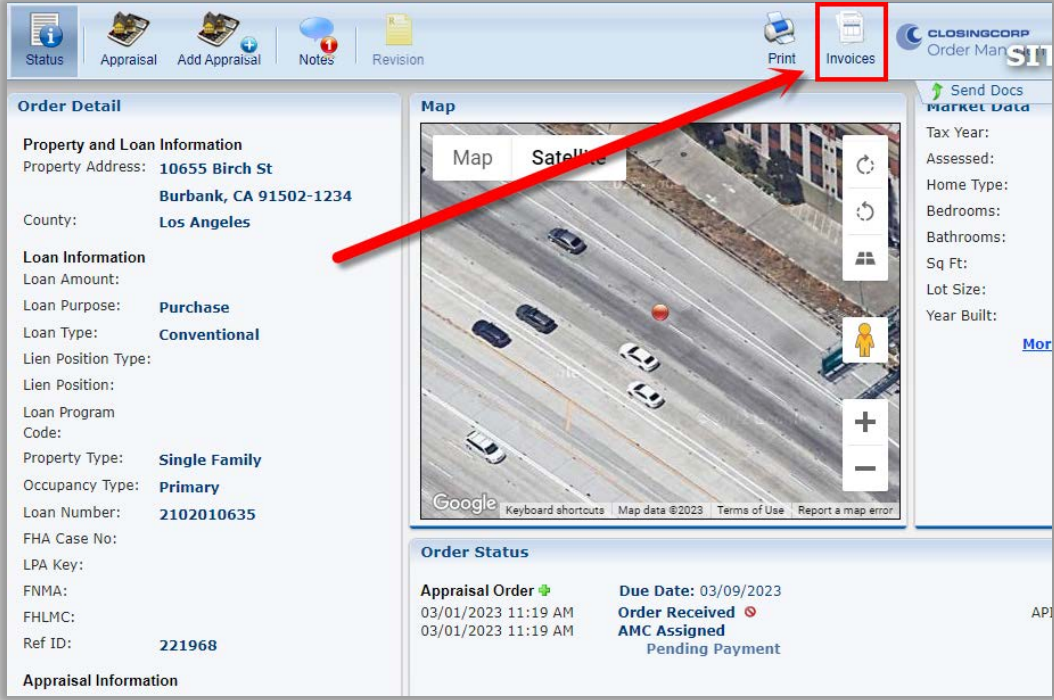
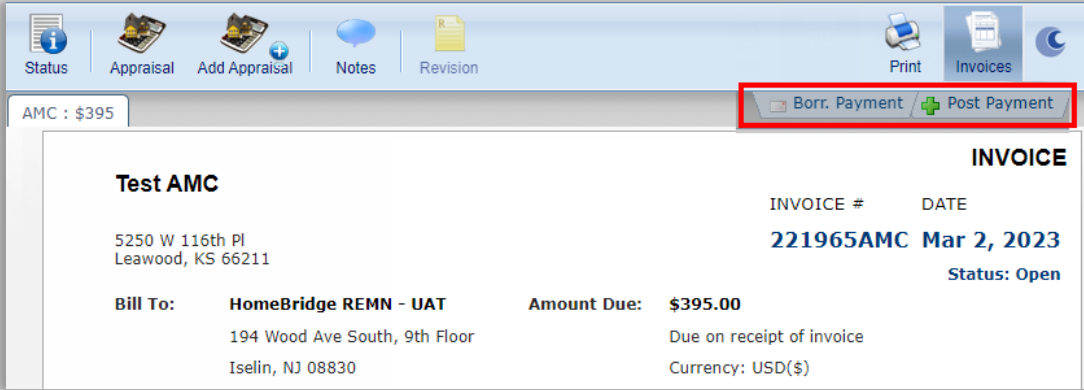
Note: If the **Order Type** displays as **Manual**, click the to open the folder and select the **Automatic** Order Type to view your order.

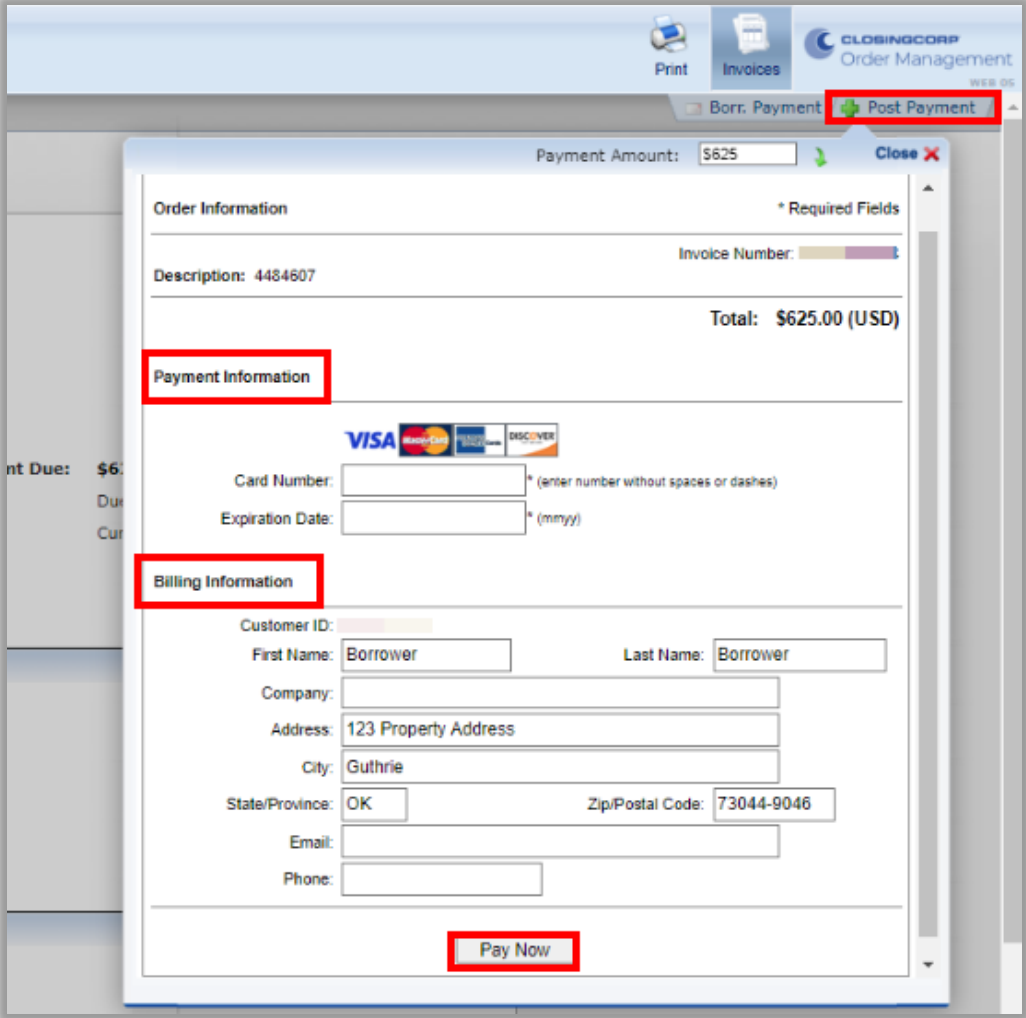
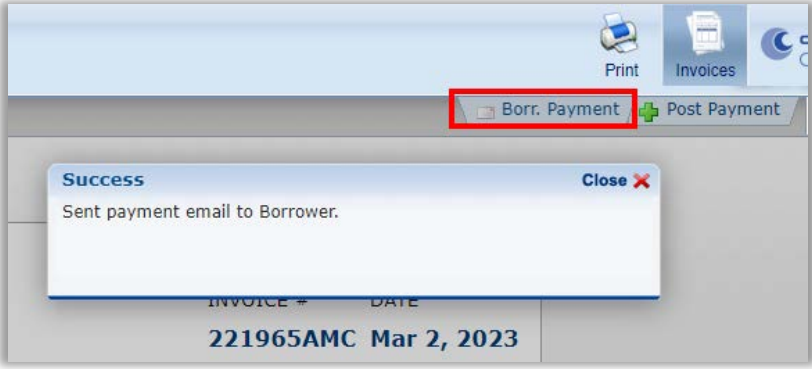
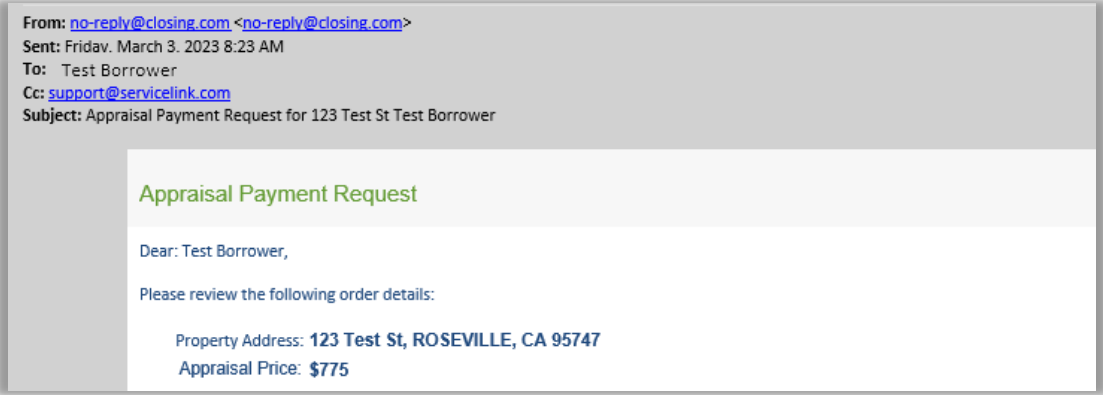


2

Click the **Manage Order** link to go to the Closing Corp Appraisal Order Management website.



Step	Action
<p>3</p>	<p>The order information will be reflected on the Closing Corp website and the status will reflect AMC Assigned – Pending Payment.</p> <ul style="list-style-type: none"> Click the Invoices icon. 
<p>4</p>	<p>The Invoice will display.</p> 

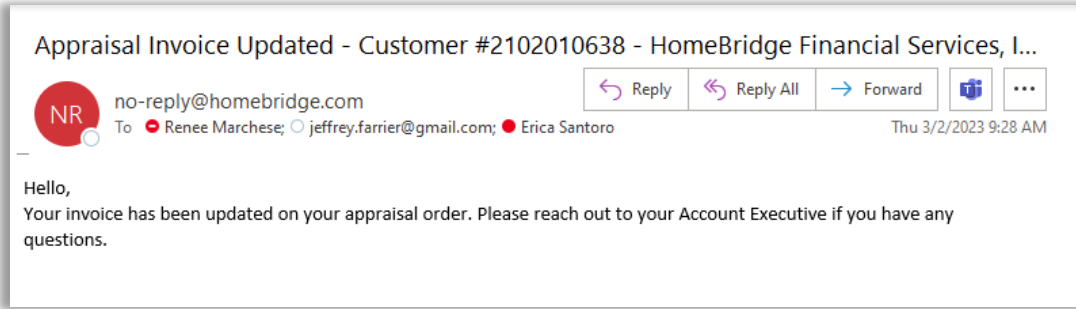
Step	Action
5	<p>To pay the invoice with Credit/Debit Card:</p> <ul style="list-style-type: none"> • Click Post Payment. • Enter Card Number and Expiration Date. • Enter Billing Information. • Click Pay Now.  <p>To email the invoice directly to the Borrower, click Borr. Payment.</p>  <p>Note: The invoice emailed to the borrower will come from: no-reply@closing.com.</p> 

Invoice Updated

Step	Action
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1

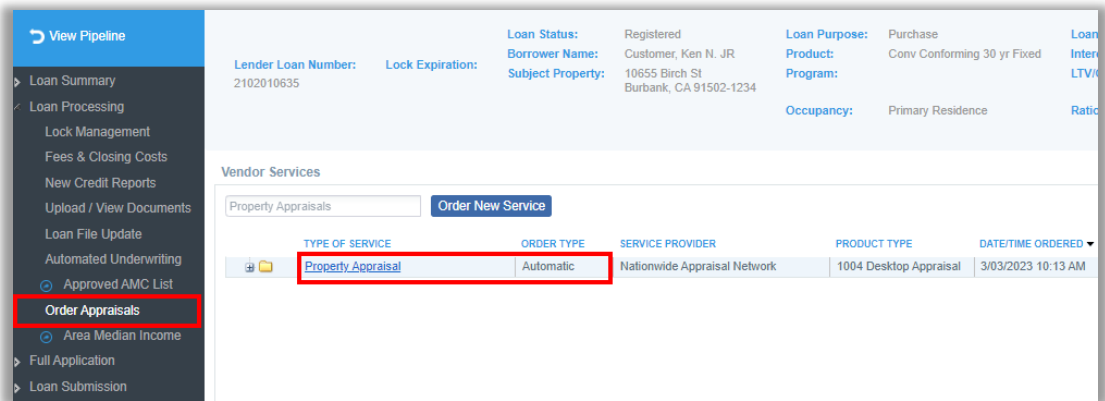
If an invoice has been updated, an email notification is automatically generated to the MLO and the Broker Contacts.




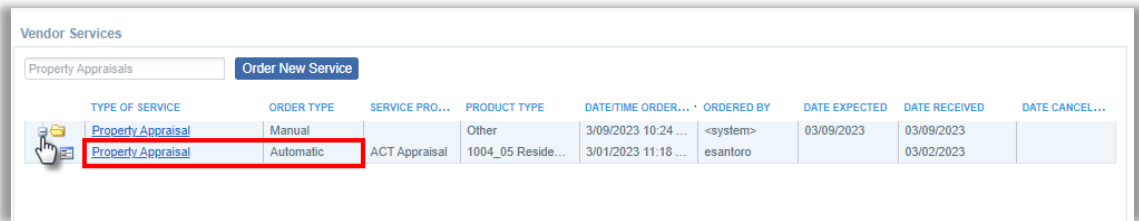
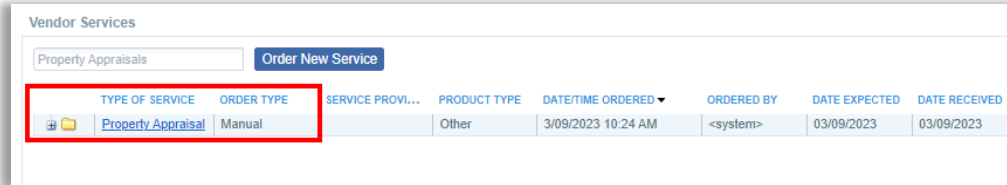
2

To review the updated invoice:

- Go to **Loan Processing** → **Order Appraisals**.
- Click the hyperlink **Property Appraisal - Automatic**.

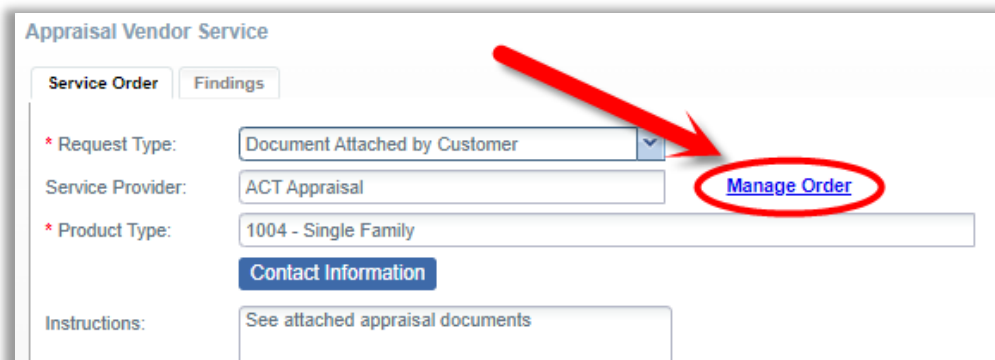


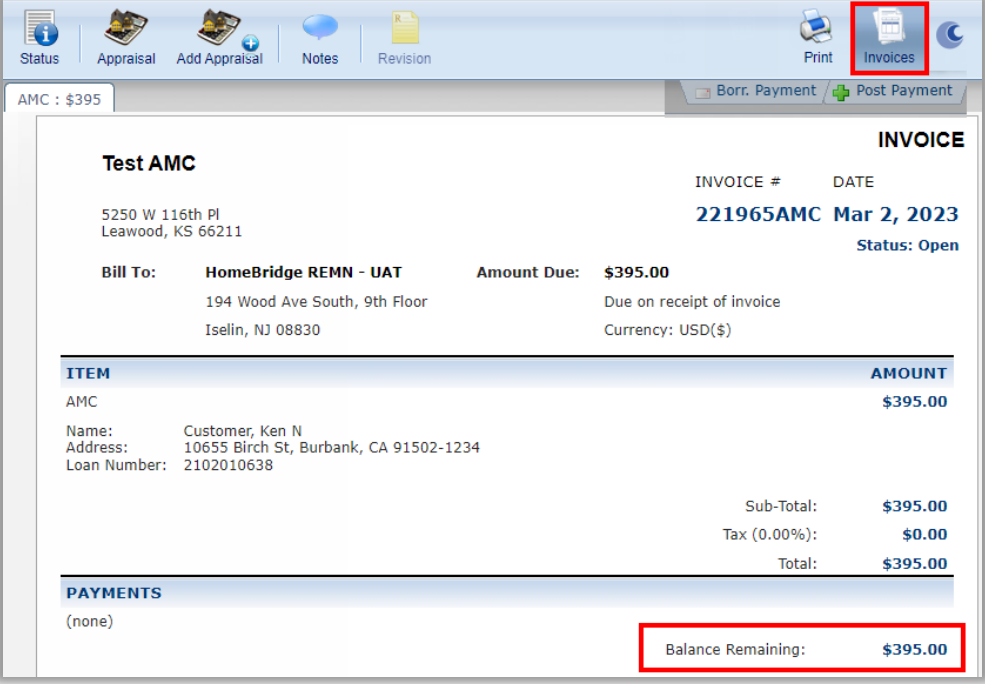
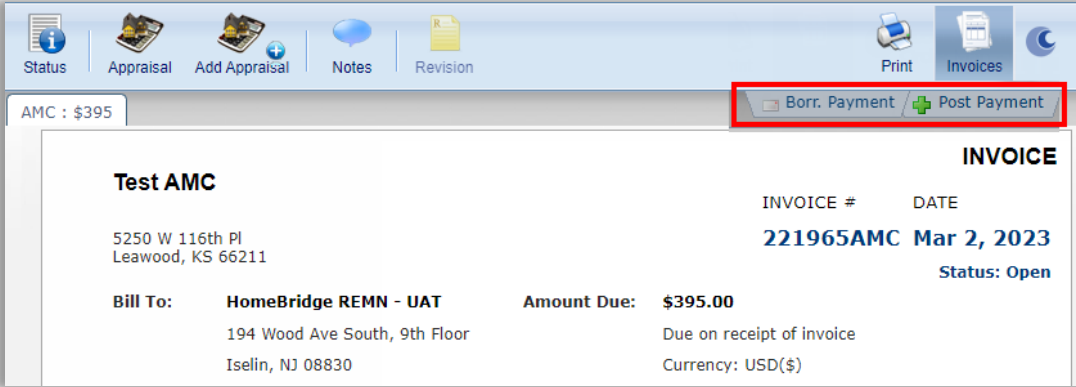
Note: If the **Order Type** displays as **Manual**, click the  to open the folder and select the **Automatic** Order Type to view your order.



3

Click the **Manage Order** link to go to the Closing Corp Appraisal Order Management website.

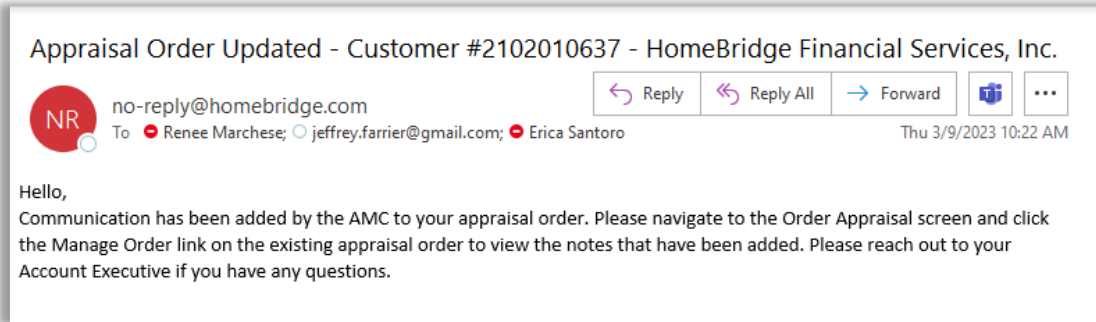


Step	Action				
4	<p>Click Invoices icon to view the updated Invoice.</p>  <p>The screenshot shows a software interface with a top navigation bar containing icons for Status, Appraisal, Add Appraisal, Notes, Revision, Print, Invoices, and a moon icon. Below the navigation bar, there are buttons for 'Borr. Payment' and 'Post Payment'. The main content area displays an invoice for 'Test AMC' with the following details:</p> <ul style="list-style-type: none"> Address: 5250 W 116th Pl, Leawood, KS 66211 INVOICE #: 221965AMC, DATE: Mar 2, 2023, Status: Open Bill To: HomeBridge REMN - UAT, 194 Wood Ave South, 9th Floor, Iselin, NJ 08830 Amount Due: \$395.00 Due on receipt of invoice Currency: USD(\$) <p>The invoice items table is as follows:</p> <table border="1"> <thead> <tr> <th>ITEM</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>AMC</td> <td>\$395.00</td> </tr> </tbody> </table> <p>Customer information:</p> <ul style="list-style-type: none"> Name: Customer, Ken N Address: 10655 Birch St, Burbank, CA 91502-1234 Loan Number: 2102010638 <p>Summary:</p> <ul style="list-style-type: none"> Sub-Total: \$395.00 Tax (0.00%): \$0.00 Total: \$395.00 <p>Payments section shows '(none)'. A red box highlights the 'Balance Remaining: \$395.00' at the bottom right of the invoice.</p>	ITEM	AMOUNT	AMC	\$395.00
ITEM	AMOUNT				
AMC	\$395.00				
5	<p>Click Borr. Payment to email the updated Invoice or click Post Payment to enter the payment information.</p>  <p>The screenshot shows the same software interface as in Step 4. The 'Borr. Payment' and 'Post Payment' buttons in the top navigation bar are highlighted with a red box.</p>				

Notes

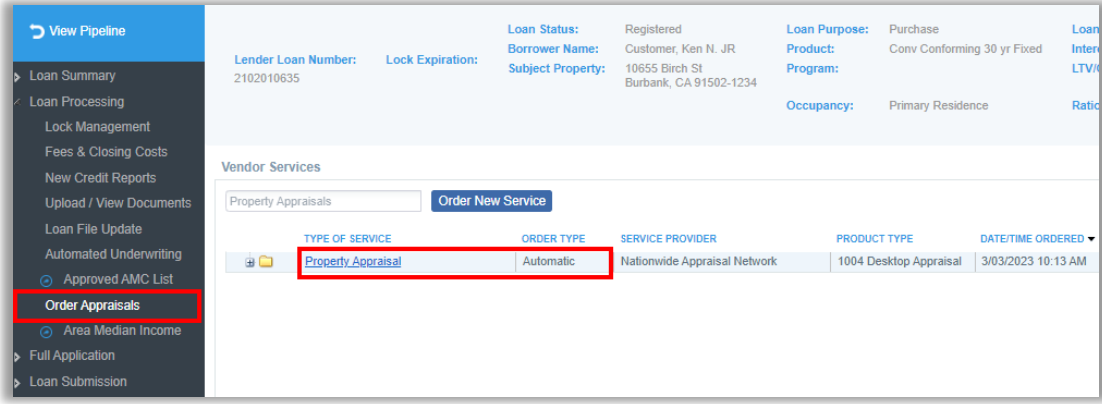
Use notes to communicate directly with the AMC and the Appraiser.

Email notifications will be sent to the MLO and Broker Contacts when notes are added to the appraisal order.



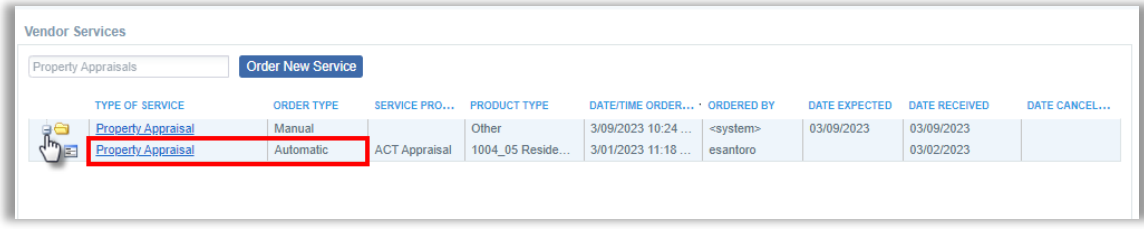
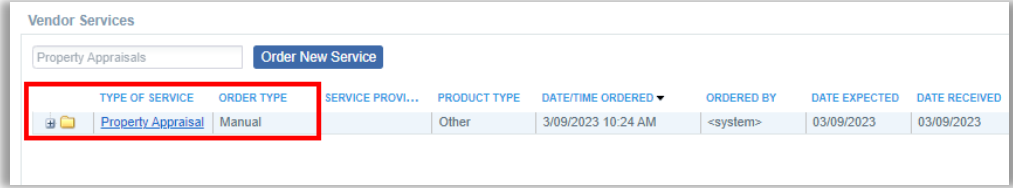
Step	Action
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- To view or add notes to the appraisal order:
- Go to **Loan Processing** → **Order Appraisals**.
 - Click the hyperlink **Property Appraisal - Automatic**.



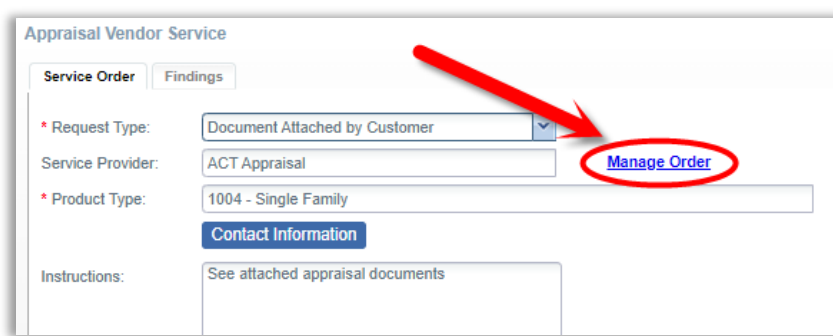
1

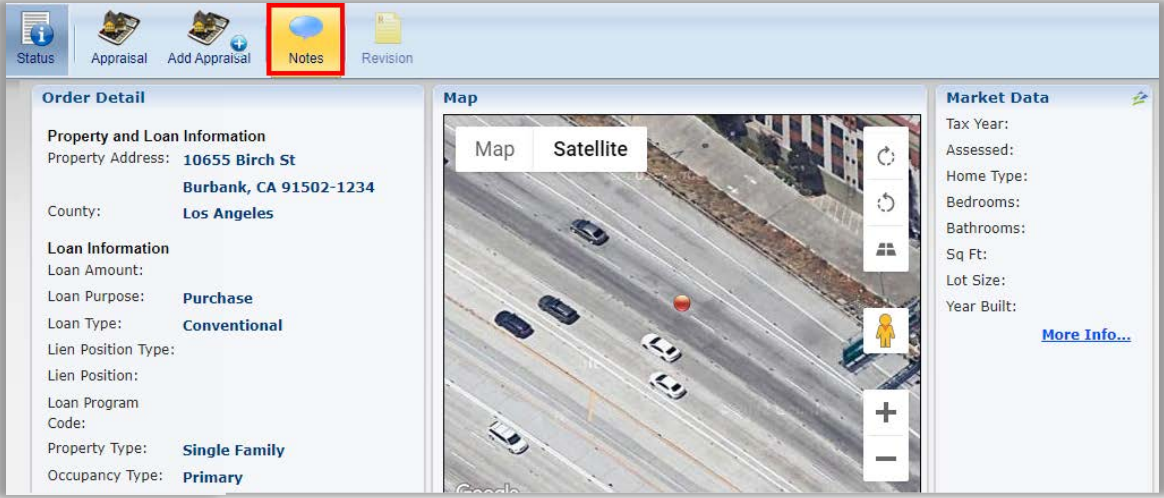
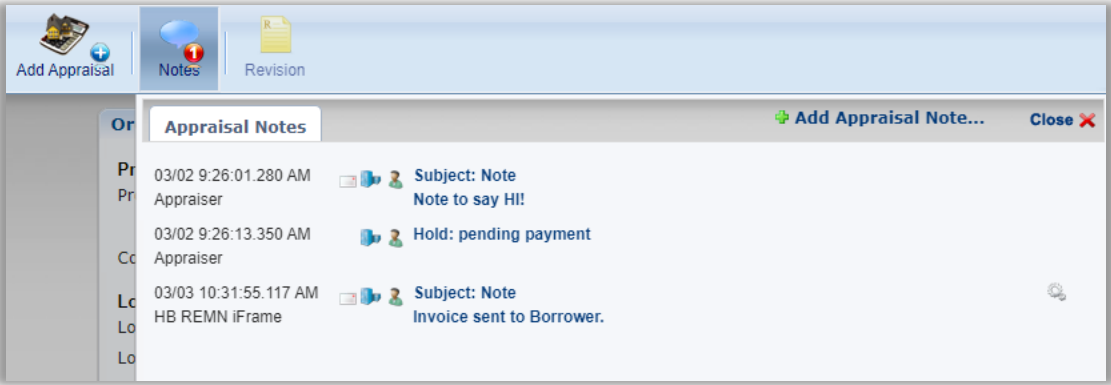
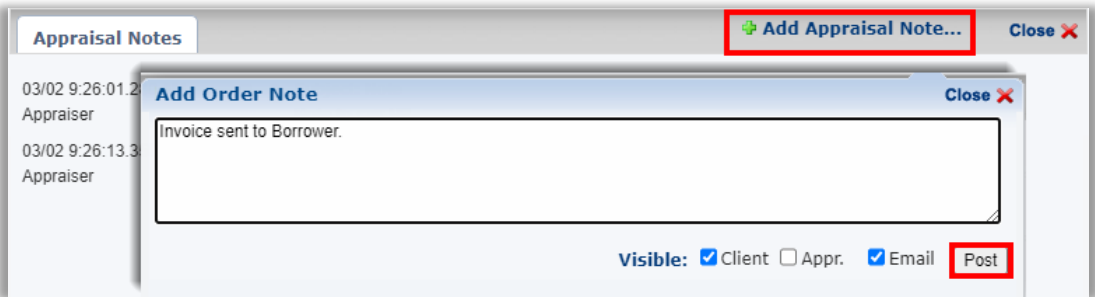
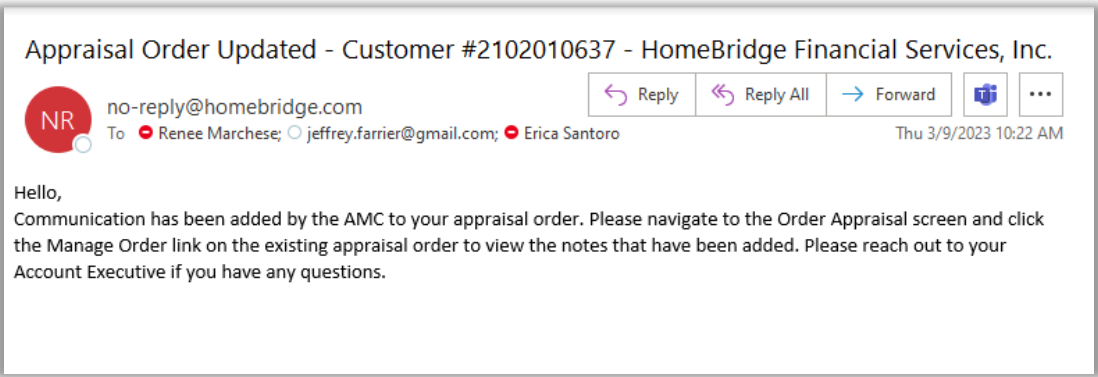
Note: If the **Order Type** displays as **Manual**, click the folder icon to open the folder and select the **Automatic** Order Type to view your order.



2

Click the **Manage Order** link to go to the Closing Corp Appraisal Order Management website.



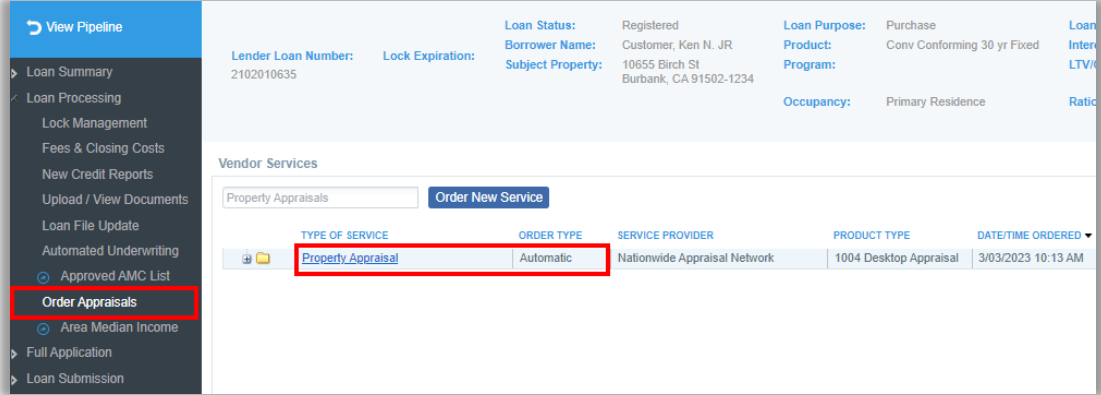
Step	Action
3	<p>Click the Notes icon to review notes on the order.</p> 
4	<p>All notes to/from the Appraiser will display.</p> 
5	<p>To add a note for the Appraiser:</p> <ul style="list-style-type: none"> • Click Add Appraisal Note... • Enter the note • Click Post 
6	<p>Email notifications will be sent to the MLO and Broker Contacts when notes are added to the appraisal order.</p> 

To Cancel an Order in P.A.T.H.

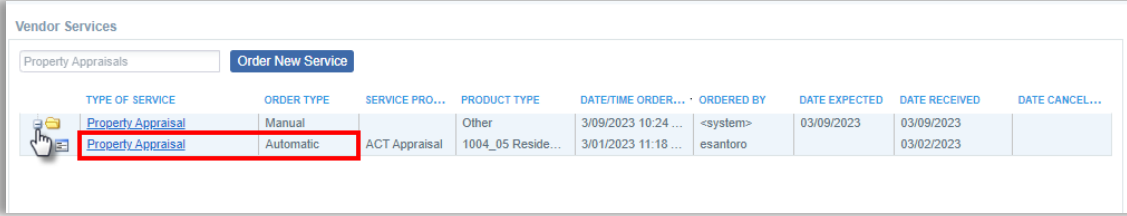
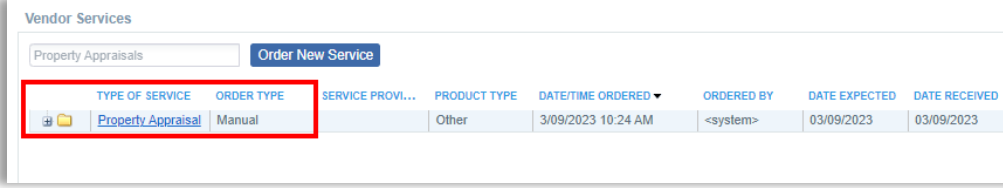
Step	Action
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1

- Open the appraisal order in P.A.T.H.:
- Go to **Loan Processing** → **Order Appraisals**.
 - Click the hyperlink **Property Appraisal - Automatic**.

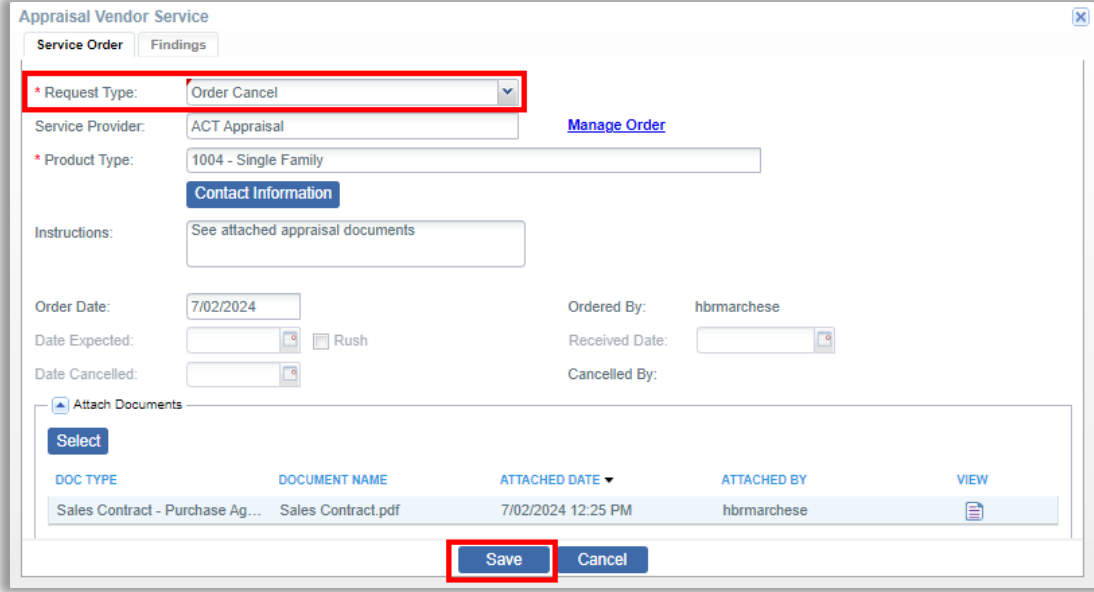


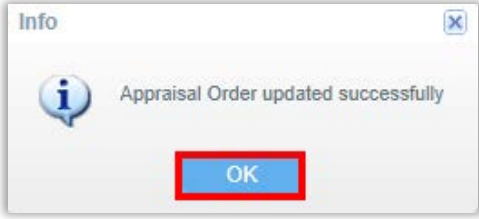
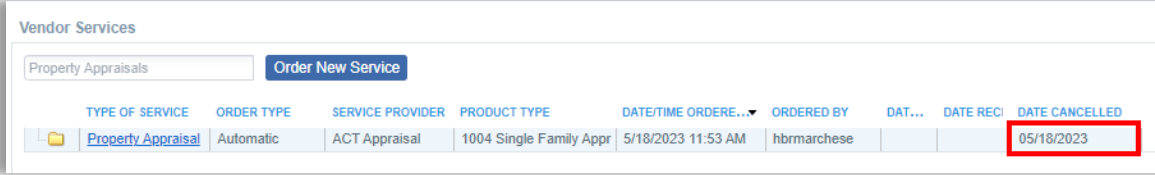
Note: If the **Order Type** displays as **Manual**, click the folder icon to open the folder and select the **Automatic** Order Type to view your order.



2

- Complete the Service Order tab:
- Select **Request Type: Order Cancel**
 - Enter optional **Instructions**
 - Click **Save**

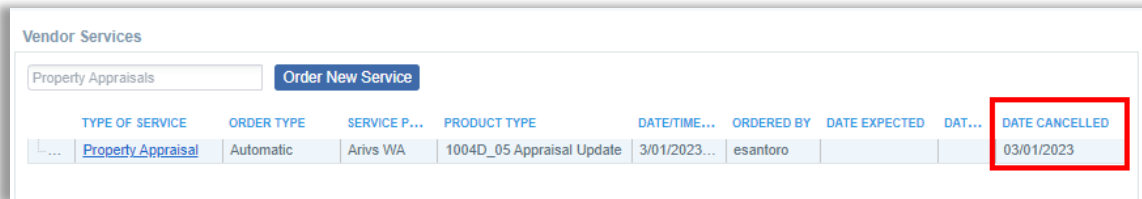


Step	Action
	
3	<p>Date Cancelled will display on the Vendor Services screen.</p> 

Automatically Cancelled Orders

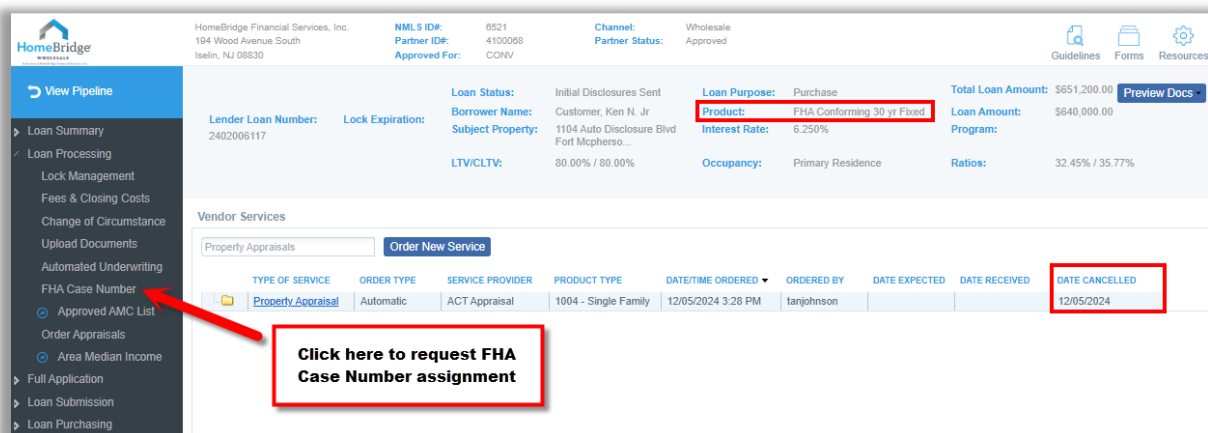
The system will automatically cancel orders for the following:

- An unapproved AMC has been selected.
 - [Click here](#) for the list of Approved AMC's.
 - Click the **Order New Service** button to place an order with an Approved AMC.



TYPE OF SERVICE	ORDER TYPE	SERVICE P...	PRODUCT TYPE	DATE/TIME...	ORDERED BY	DATE EXPECTED	DAT...	DATE CANCELLED
Property Appraisal	Automatic	Arivs WA	1004D_05 Appraisal Update	3/01/2023...	esantoro			03/01/2023

- FHA Case Number not assigned.
 - Go to Loan Processing → FHA Case Number
 - See the P.A.T.H. Manual in the [P.A.T.H. Training Room](#) for complete instructions.



HomeBridge Financial Services, Inc.
194 Wood Avenue South
Iselin, NJ 08830

NMLS ID#: 8521
Partner ID#: 4100088
Approved For: CONV

Channel: Wholesale
Partner Status: Approved

Guidelines Forms Resources

View Pipeline

- Loan Summary
- Loan Processing
 - Lock Management
 - Fees & Closing Costs
 - Change of Circumstance
 - Upload Documents
 - Automated Underwriting
 - FHA Case Number
 - Approved AMC List
 - Order Appraisals
 - Area Median Income
- Full Application
- Loan Submission
- Loan Purchasing

Lender Loan Number: 240206117
Lock Expiration:

Loan Status: Initial Disclosures Sent
Borrower Name: Customer, Ken N. Jr
Subject Property: 1104 Auto Disclosure Blvd Fort Mcpherso...
LTV/CLTV: 80.00% / 80.00%

Loan Purpose: Purchase
Product: FHA Conforming 30 yr Fixed
Interest Rate: 6.250%

Total Loan Amount: \$651,200.00
Loan Amount: \$640,000.00
Program:
Ratios: 32.45% / 35.77%





Vendor Services

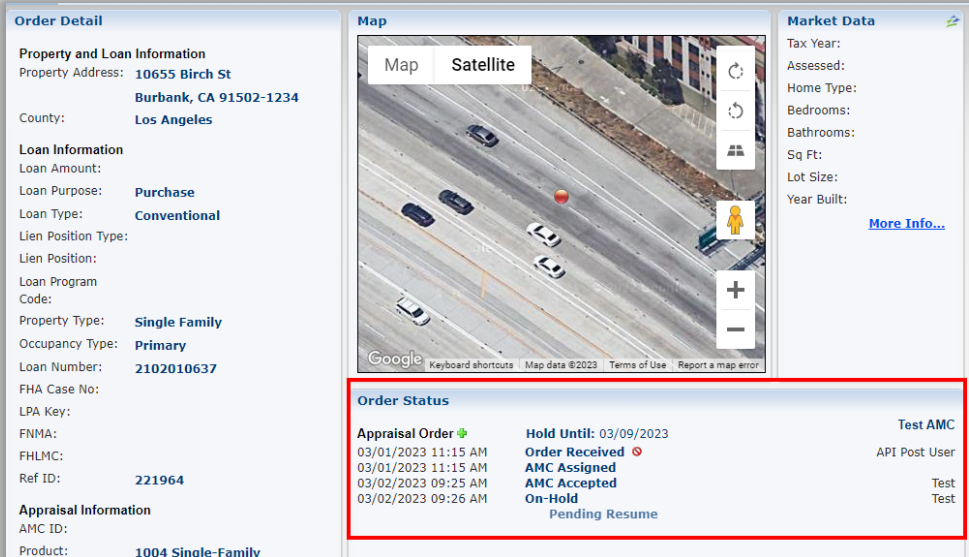
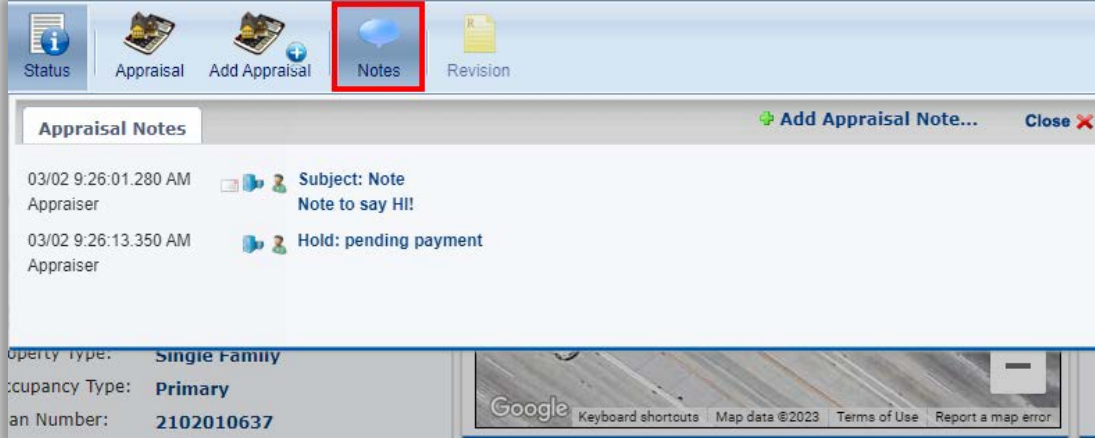
TYPE OF SERVICE	ORDER TYPE	SERVICE PROVIDER	PRODUCT TYPE	DATE/TIME ORDERED	ORDERED BY	DATE EXPECTED	DATE RECEIVED	DATE CANCELLED
Property Appraisal	Automatic	ACT Appraisal	1004 - Single Family	12/05/2024 3:28 PM	tanjohnson			12/05/2024

Click here to request FHA Case Number assignment

On-Hold Orders

Appraisal orders may be placed on hold by either the AMC or at the request of the Broker.

Step	Action
1	<p>If the appraisal has been placed on hold, an email notification will be sent to the MLO and Broker Contacts added to the loan.</p> <div data-bbox="321 532 1421 919" style="border: 1px solid #ccc; padding: 10px; margin: 10px 0;"> <p>Appraisal On Hold - Customer #2102010637 - HomeBridge Financial Services, Inc.</p> <p> no-reply@homebridge.com Reply Reply All Forward</p> <p>To:  Renee Marchese;  jeffrey.farrier@gmail.com;  Erica Santoro Thu 3/2/2023 9:26 AM</p> <p>Hello,</p> <p>Your appraisal order has been place on hold. Please navigate to the Order Appraisal screen and click the Manage Order link on the existing appraisal order to view additional details. Please reach out to your Account Executive if you have any questions.</p> </div>

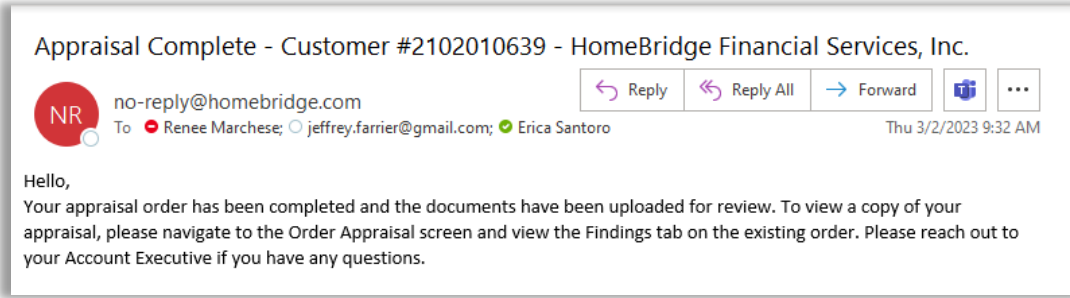
Step	Action
4	<p>The Order Status will display as On-Hold – Pending Resume.</p> 
5	<p>Click the Notes icon to review the Appraisal Notes from the AMC (ex. Hold: pending payment).</p> 

Completed Orders

Step	Action
------	--------

1

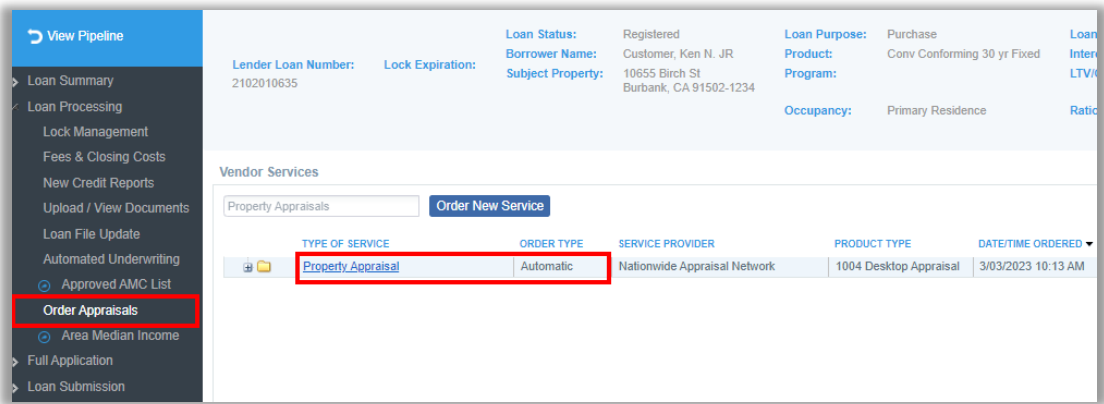
An email notification is automatically generated when the Appraisal has been completed.



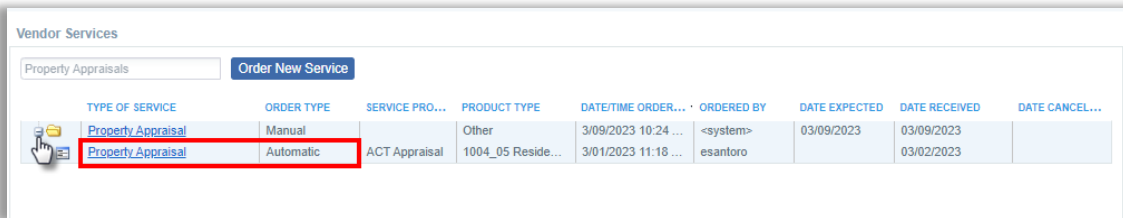
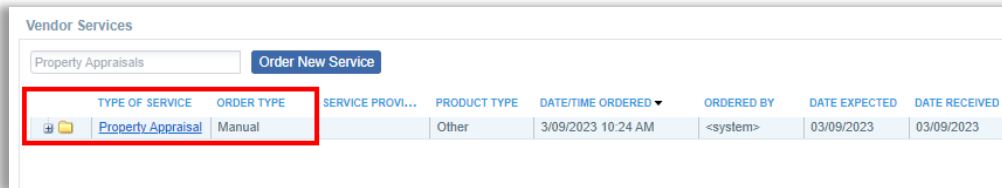
2

To view the completed order:

- Go to **Loan Processing** → **Order Appraisals**.
- Click the hyperlink **Property Appraisal - Automatic**.



Note: If the **Order Type** displays as **Manual**, click the to open the folder and select the **Automatic** Order Type to view your order.

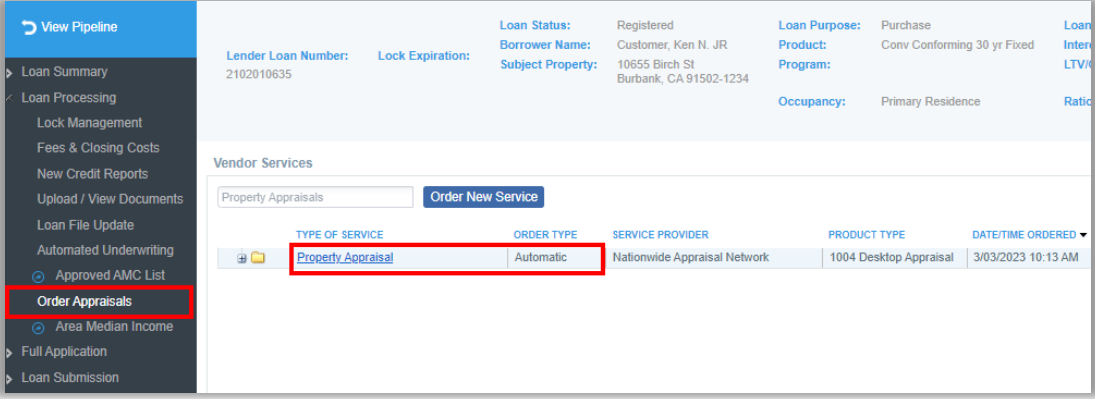

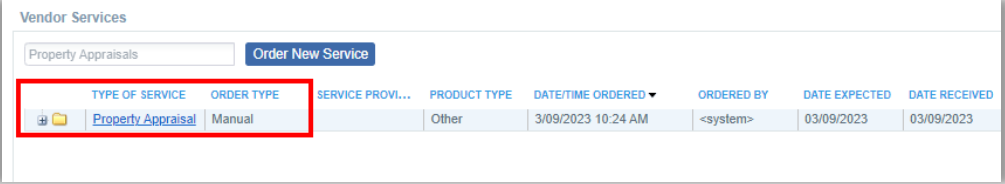
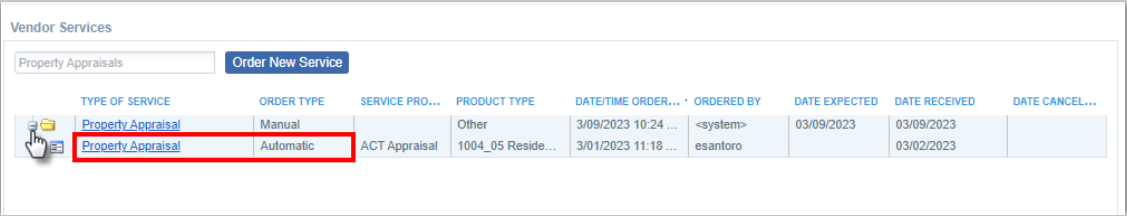
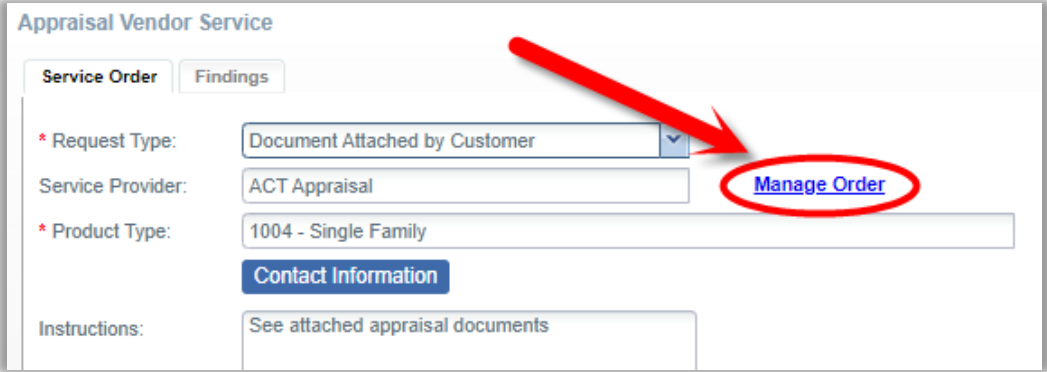


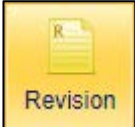
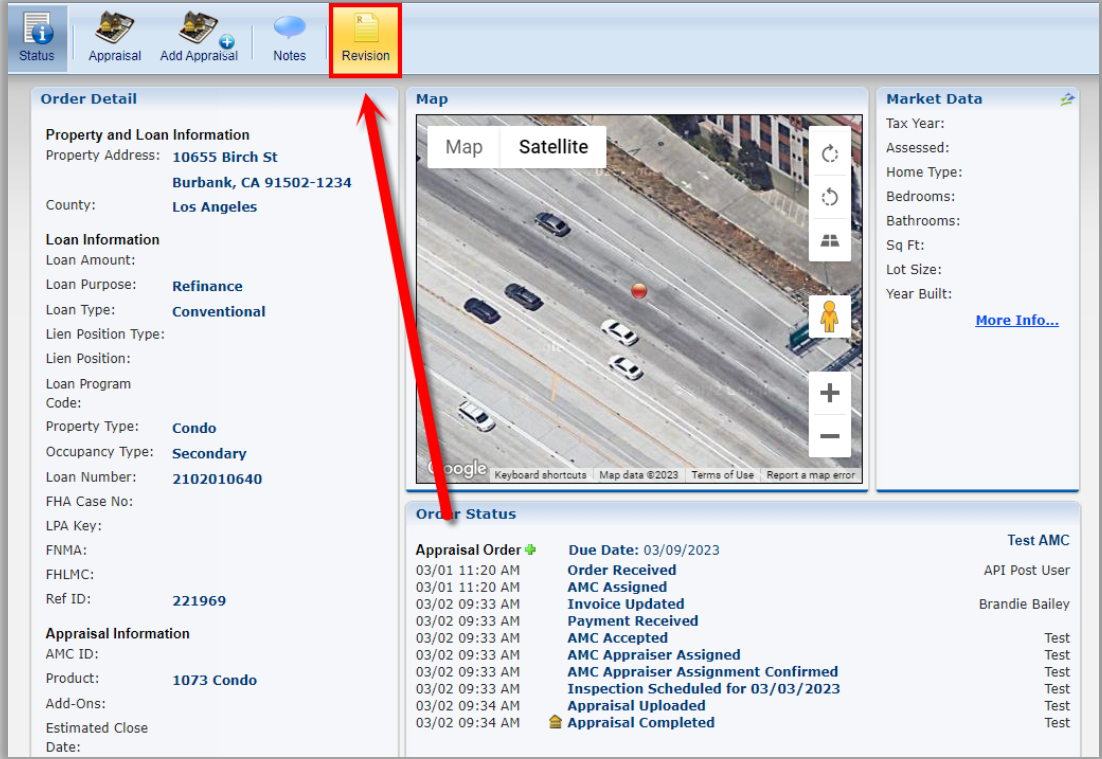
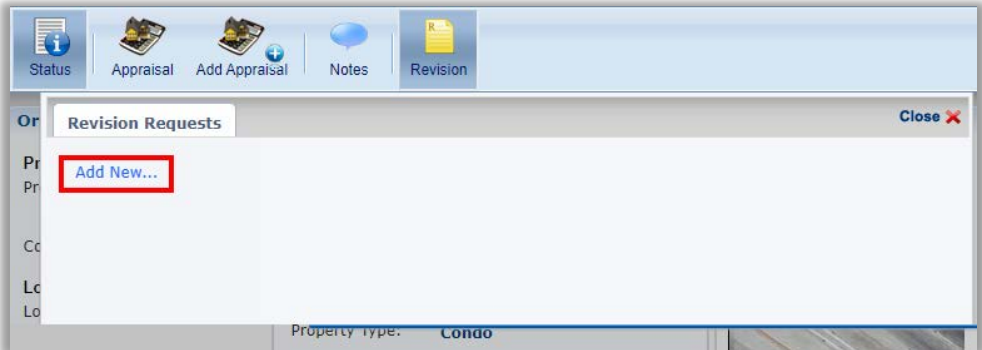
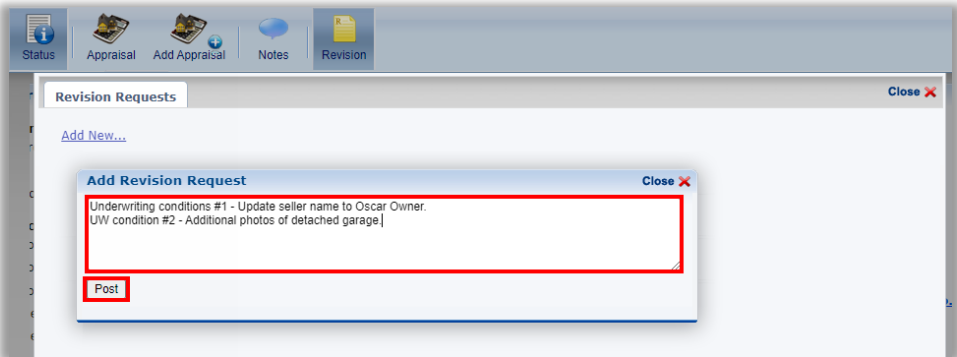
Step	Action																
3	<p>The Findings tab will reflect the completed appraisal information.</p> <div data-bbox="381 322 1364 927" style="border: 1px solid gray; padding: 5px;"> <p>Appraisal Vendor Service</p> <p>Service Order: Findings</p> <p>Product Type: 1004_05 Residential Appr Rpt Fee: <input type="text"/></p> <p>Appraised Value: \$850,000.00</p> <p>* Appraisal Provider: ACT Appraisal Appraisal Date: 5/14/2014</p> <p>Appraisal Company: AppraiseThis</p> <p>Appraiser Name: Sara Bellum</p> <p>Appraisal Co Address: 111 valley lane</p> <p>Zip, City & State: 32137 Palm Coast FL</p> <p>Appraiser Contact Phone: 800-234-8727</p> <p>Appraiser License Number: 56789 State: CO</p> <p>Supervisory Appraiser License Number: <input type="text"/></p> <p>Documents Received</p> <table border="1"> <thead> <tr> <th>DOCUMENT NAME</th> <th>UPLOADED DATE</th> <th>UPLOADED BY</th> <th>ATTACHMENT</th> </tr> </thead> <tbody> <tr> <td>AMC Invoice.pdf</td> <td>3/02/2023 9:31 AM</td> <td><system></td> <td></td> </tr> <tr> <td>1004_05UAD GOLD STANDARD.pdf</td> <td>3/02/2023 9:32 AM</td> <td><system></td> <td></td> </tr> <tr> <td>AppraisalReport.PDF</td> <td>3/02/2023 9:32 AM</td> <td><system></td> <td></td> </tr> </tbody> </table> </div> <p>Note: Click the paperclip icon to view Documents Received.</p> <div data-bbox="381 1048 1364 1370" style="border: 1px solid gray; padding: 5px;"> <p>AI Ready PDF 1 / 28 136% + - </p> <p style="text-align: right;">test test File # nita_dxp_test</p> <h3 style="text-align: center;">Uniform Residential Appraisal Report</h3> <p>The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.</p> <p>Property Address 321 Tulip Street City Boulder State CO Zip Code 80302</p> <p>Borrower Jack Johnson Owner of Public Record Jack Johnson County Boulder</p> <p>Legal Description Lot 26 Block 4 Floral Valley East</p> <p>Assessor's Parcel # 2075-06-4-15 Tax Year 2011 R.E. Taxes \$ 7257</p> <p>Neighborhood Name Floral Valley East Map Reference 19740 Census Tract 0067.04</p> <p>Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant Special Assessments \$ 0 <input checked="" type="checkbox"/> PUD HOA \$ 100 <input checked="" type="checkbox"/> per year <input type="checkbox"/> per month</p> <p>Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)</p> <p>Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)</p> <p>Lender/Client ABC Lenders Address 2112 1st Street, Oxford, MS 38655</p> <p>Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Report data source(s) used, offering price(s), and date(s).</p> <p>DOM 176: Subject listed on 06/05/12 for \$875,000 M1099638. Price reduced to \$839,500 on 08/01/12 M1099638. Price reduced to \$799,500 on 09/21/12 M1099638.</p> </div>	DOCUMENT NAME	UPLOADED DATE	UPLOADED BY	ATTACHMENT	AMC Invoice.pdf	3/02/2023 9:31 AM	<system>		1004_05UAD GOLD STANDARD.pdf	3/02/2023 9:32 AM	<system>		AppraisalReport.PDF	3/02/2023 9:32 AM	<system>	
DOCUMENT NAME	UPLOADED DATE	UPLOADED BY	ATTACHMENT														
AMC Invoice.pdf	3/02/2023 9:31 AM	<system>															
1004_05UAD GOLD STANDARD.pdf	3/02/2023 9:32 AM	<system>															
AppraisalReport.PDF	3/02/2023 9:32 AM	<system>															

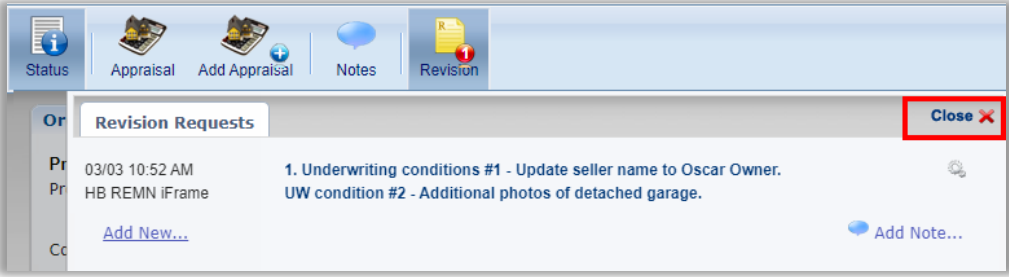
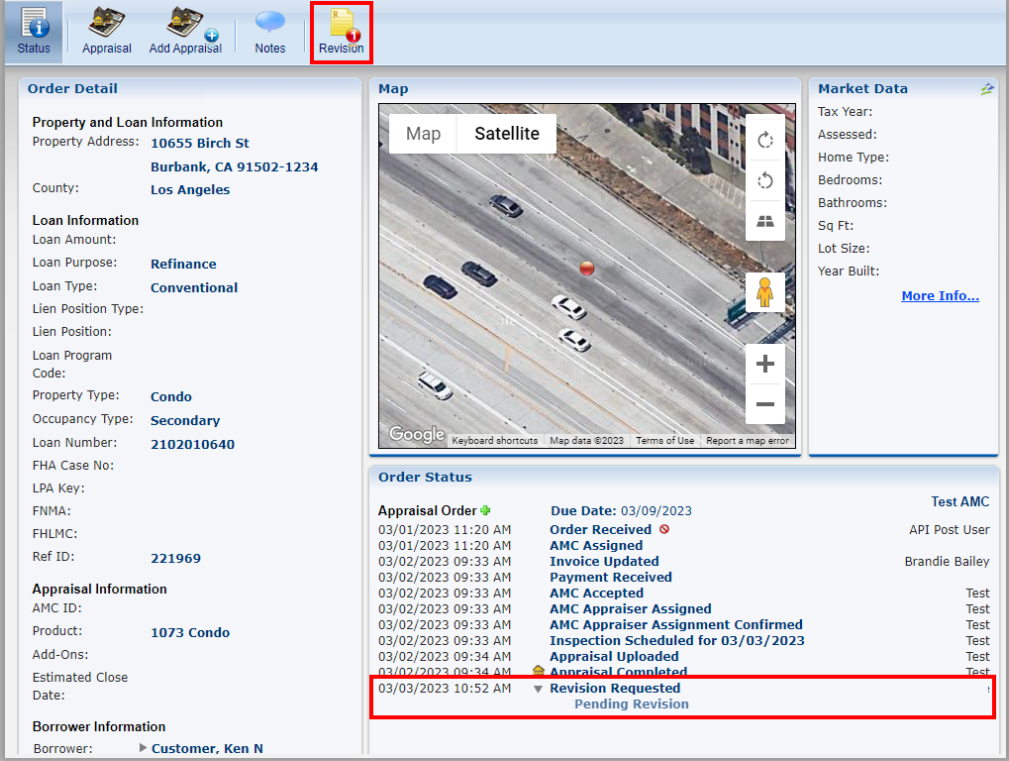
Revisions or Reconsiderations

To request revisions or reconsiderations follow the steps below as applicable.

Revision Requests

Step	Action
<p>1</p>	<p>Open the appraisal order in P.A.T.H.:</p> <ul style="list-style-type: none"> Go to Loan Processing→Order Appraisals. Click the hyperlink Property Appraisal - Automatic.  <p>Note: If the Order Type displays as Manual, click the  to open the folder and select the Automatic Order Type to view your order.</p>  
<p>2</p>	<p>Click the Manage Order link to go to the Closing Corp Appraisal Order Management website.</p> 

Step	Action
3	<p>Click  to request a revision on a completed appraisal.</p>  <p>The screenshot shows the 'Revision' button in the top navigation bar. Below it, the 'Revision Requests' pop-up window is visible, with the 'Add New...' button highlighted in a red box.</p>
4	<p>The Revision Requests pop-up will appear.</p> <ul style="list-style-type: none"> Click Add New...  <p>The screenshot shows the 'Revision Requests' pop-up window with the 'Add New...' button highlighted in a red box.</p>
5	<p>The Add Revision Request pop-up will appear.</p> <ul style="list-style-type: none"> Enter the request and click Post.  <p>The screenshot shows the 'Add Revision Request' pop-up window with the 'Post' button highlighted in a red box. The text in the input field reads: "Underwriting conditions #1 - Update seller name to Oscar Owner. UW condition #2 - Additional photos of detached garage".</p>

Step	Action
	<p>Click Close.</p> 
<p>6</p>	<p>The request for Revision will reflect on the Revision Icon and the Order Status section.</p> 

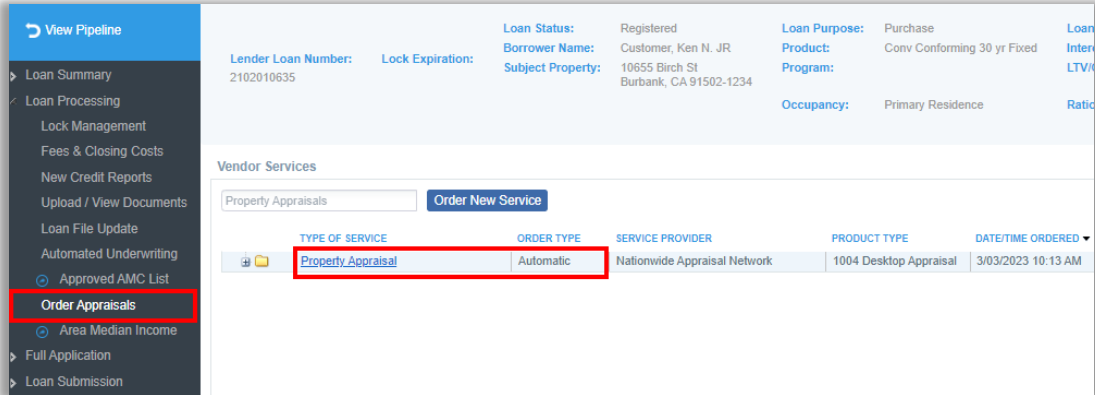
Value Reconsideration Request


Step	Action
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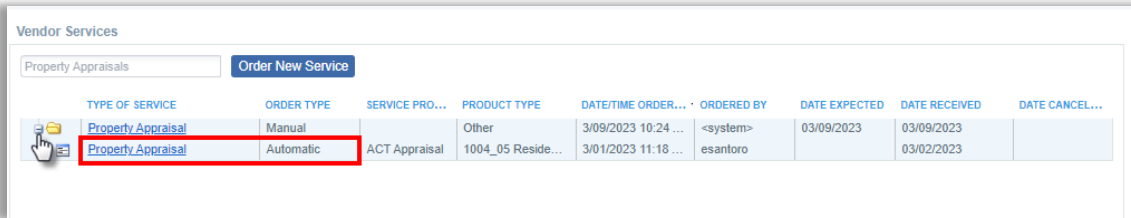
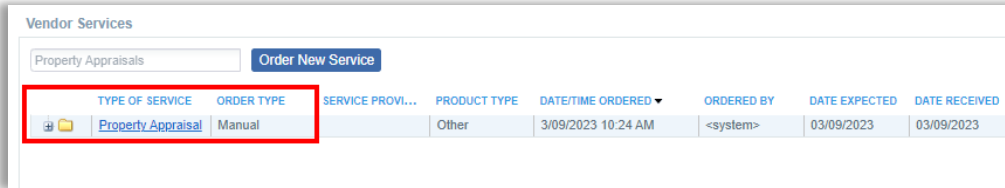
1

Open the appraisal order in P.A.T.H.:

- Go to **Loan Processing**→**Order Appraisals**.
- Click the hyperlink **Property Appraisal - Automatic**.

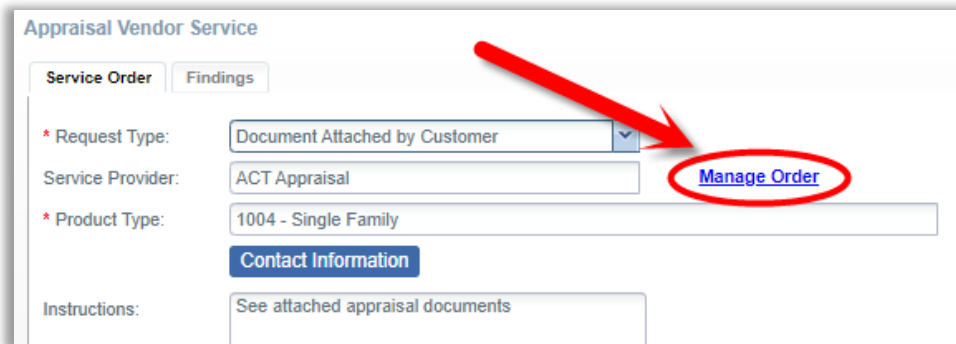


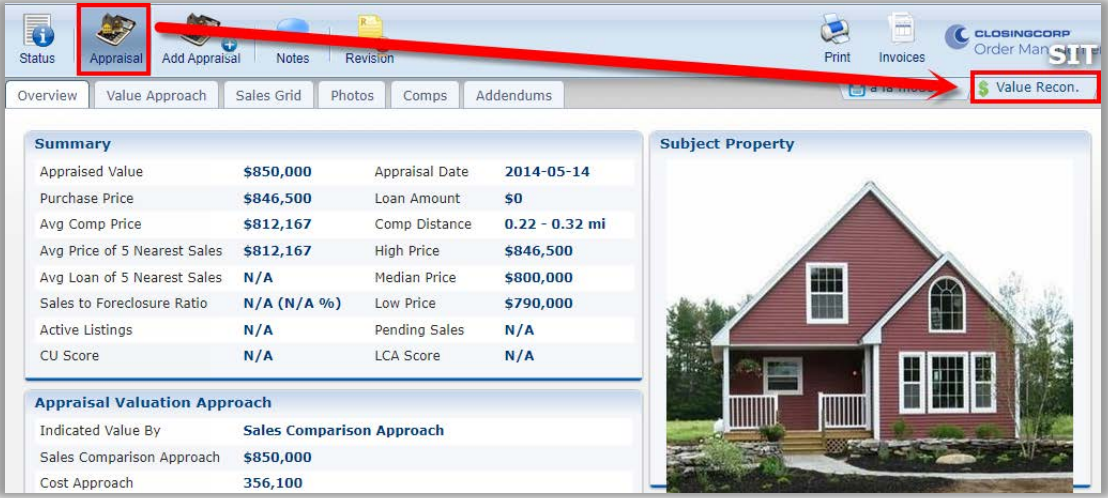
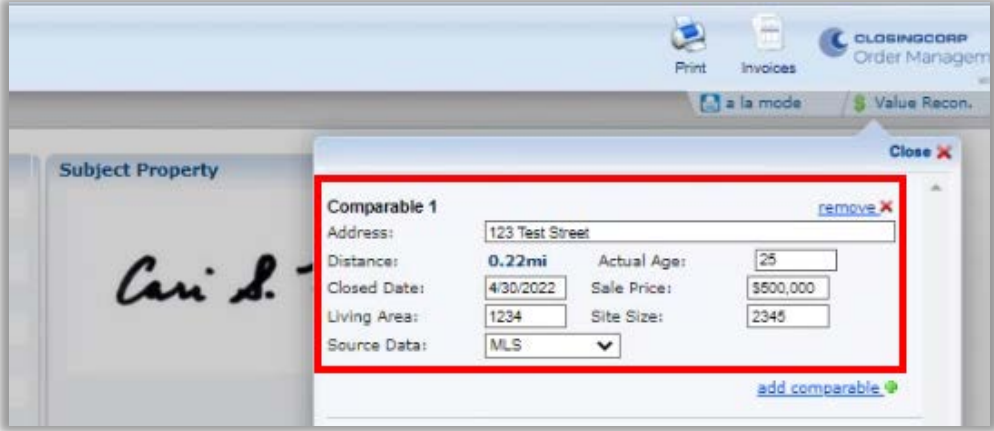
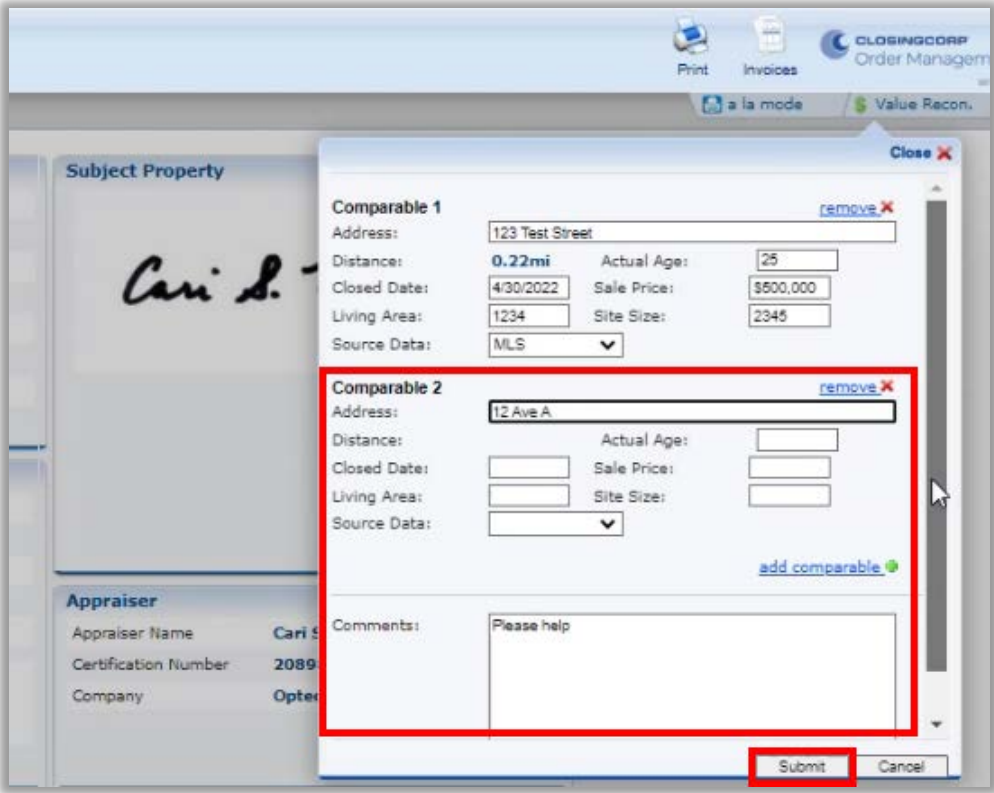
Note: If the **Order Type** displays as **Manual**, click the  to open the folder and select the **Automatic** Order Type to view your order.







2

Click the **Manage Order** link to go to the Closing Corp Appraisal Order Management website.



Step	Action																																
3	<p>To request a Value Reconsideration:</p> <ul style="list-style-type: none"> Click the Appraisal icon to open the completed appraisal. Click the Value Recon. button.  <table border="1" data-bbox="345 553 956 801"> <caption>Summary</caption> <tr> <td>Appraised Value</td> <td>\$850,000</td> <td>Appraisal Date</td> <td>2014-05-14</td> </tr> <tr> <td>Purchase Price</td> <td>\$846,500</td> <td>Loan Amount</td> <td>\$0</td> </tr> <tr> <td>Avg Comp Price</td> <td>\$812,167</td> <td>Comp Distance</td> <td>0.22 - 0.32 mi</td> </tr> <tr> <td>Avg Price of 5 Nearest Sales</td> <td>\$812,167</td> <td>High Price</td> <td>\$846,500</td> </tr> <tr> <td>Avg Loan of 5 Nearest Sales</td> <td>N/A</td> <td>Median Price</td> <td>\$800,000</td> </tr> <tr> <td>Sales to Foreclosure Ratio</td> <td>N/A (N/A %)</td> <td>Low Price</td> <td>\$790,000</td> </tr> <tr> <td>Active Listings</td> <td>N/A</td> <td>Pending Sales</td> <td>N/A</td> </tr> <tr> <td>CU Score</td> <td>N/A</td> <td>LCA Score</td> <td>N/A</td> </tr> </table>	Appraised Value	\$850,000	Appraisal Date	2014-05-14	Purchase Price	\$846,500	Loan Amount	\$0	Avg Comp Price	\$812,167	Comp Distance	0.22 - 0.32 mi	Avg Price of 5 Nearest Sales	\$812,167	High Price	\$846,500	Avg Loan of 5 Nearest Sales	N/A	Median Price	\$800,000	Sales to Foreclosure Ratio	N/A (N/A %)	Low Price	\$790,000	Active Listings	N/A	Pending Sales	N/A	CU Score	N/A	LCA Score	N/A
Appraised Value	\$850,000	Appraisal Date	2014-05-14																														
Purchase Price	\$846,500	Loan Amount	\$0																														
Avg Comp Price	\$812,167	Comp Distance	0.22 - 0.32 mi																														
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Active Listings	N/A	Pending Sales	N/A																														
CU Score	N/A	LCA Score	N/A																														
4	<p>Enter the details for the Comparable 1 property.</p> 																																
5	<ul style="list-style-type: none"> Click add comparable + to enter additional comparable properties (if applicable). Enter optional Comments. Click Submit. 																																

Completed Revisions/Reconsiderations

Step	Action
1	<p>When the revision/reconsideration is completed, an automatic email is generated to the MLO and Broker Contacts.</p> <div data-bbox="331 424 1409 731" style="border: 1px solid #ccc; padding: 10px; margin: 10px 0;"> <p>Appraisal Revisions Uploaded - Customer #2102010640 - HomeBridge Financial Services, I...</p> <p> no-reply@homebridge.com</p> <p>To:  Renee Marchese;  jeffrey.farrier@gmail.com;  Erica Santoro</p> <p>Thu 3/2/2023 9:28 AM</p> <p>Reply Reply All Forward</p> <p>Hello, Your appraisal order revision has been completed and the documents have been uploaded for review. To view a copy of your updated appraisal, please navigate to the Order Appraisal screen and view the Findings tab on the existing order. Please reach out to your Account Executive if you have any questions.</p> </div>

Step	Action																
3	<p>The Findings tab will reflect the revised/reconsidered appraisal information.</p> <div style="border: 1px solid #ccc; padding: 10px; margin: 10px 0;"> <p>Appraisal Vendor Service</p> <p>Service Order: Findings</p> <p>Product Type: 1004 - Single Family</p> <p>Appraised Value: \$850,000.00</p> <p>* Appraisal Provider: ACT Appraisal Appraisal Date: 5/14/2014</p> <p>Appraisal Company: AppraiseThis</p> <p>Appraiser Name: Sara Bellum</p> <p>Appraisal Co Address: 111 valley lane</p> <p>Zip, City & State: 32137 Palm Coast FL</p> <p>Appraiser Contact Phone: (800) 234-8727</p> <p>Appraiser License Number: 56789 State: CO</p> <p>Supervisory Appraiser License Number:</p> <div style="border: 1px solid #ccc; padding: 5px; margin-top: 10px;"> <p>Documents Received</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DOCUMENT NAME</th> <th style="text-align: left;">UPLOADED DATE</th> <th style="text-align: left;">UPLOADED BY</th> <th style="text-align: left;">ATTACHMENT</th> </tr> </thead> <tbody> <tr> <td>AMC Invoice.pdf</td> <td>3/02/2023 9:34 AM</td> <td><system></td> <td style="text-align: center;">📎</td> </tr> <tr> <td>AppraisalReport.PDF</td> <td>3/02/2023 9:34 AM</td> <td><system></td> <td style="text-align: center;">📎</td> </tr> <tr> <td>1004_05UAD GOLD STANDARD.pdf</td> <td>3/02/2023 9:34 AM</td> <td><system></td> <td style="text-align: center;">📎</td> </tr> </tbody> </table> </div> </div> <p>Note: Click the paperclip icon 📎 to view Documents Received.</p> <div style="border: 1px solid #ccc; padding: 10px; margin-top: 10px;"> <p>AI Ready PDF</p> <p style="text-align: right;">1 / 28 136% + - ↺ ↻</p> <p style="text-align: right;">test test File # nila_dxp_test</p> <h3 style="text-align: center;">Uniform Residential Appraisal Report</h3> <p>The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.</p> <p>Property Address 321 Tulip Street City Boulder State CO Zip Code 80302</p> <p>Borrower Jack Johnson Owner of Public Record Jack Johnson County Boulder</p> <p>Legal Description Lot 26 Block 4 Floral Valley East</p> <p>Assessor's Parcel # 2075-06-4-15 Tax Year 2011 R.E. Taxes \$ 7257</p> <p>Neighborhood Name Floral Valley East Map Reference 19740 Census Tract 0067.04</p> <p>Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant Special Assessments \$ 0 <input checked="" type="checkbox"/> PUD HOA \$ 100 <input checked="" type="checkbox"/> per year <input type="checkbox"/> per month</p> <p>Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)</p> <p>Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)</p> <p>Lender/Client ABC Lenders Address 2112 1st Street, Oxford, MS 38655</p> </div>	DOCUMENT NAME	UPLOADED DATE	UPLOADED BY	ATTACHMENT	AMC Invoice.pdf	3/02/2023 9:34 AM	<system>	📎	AppraisalReport.PDF	3/02/2023 9:34 AM	<system>	📎	1004_05UAD GOLD STANDARD.pdf	3/02/2023 9:34 AM	<system>	📎
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