

July 26, 2016



TO: All FHA-Approved Mortgagees; All FHA Roster Appraisers

NEWS AND UPDATES

Updates to Electronic Appraisal Delivery Portal and FHA Connection Provide New Functionality for Working with Appraisal Reports

Today, the Federal Housing Administration (FHA) implemented system updates to its Electronic Appraisal Delivery (EAD) portal and FHA Connection (FHAC) technology that provide new functionality for related entities to view and work with appraisal reports.

As of today, **both** the originating lender (Principal) or the underwriting lender (Agent) and their third party service providers authorized to upload appraisals to the EAD portal can:

- Submit an appraisal to FHA through the EAD portal;
- Complete any updates on FHAC's Appraisal Logging Screen; and
- Confirm the data as required in FHAC.

With the addition of this functionality, EAD portal users with Principal/Agent relationships can access and approve appraisal reports without receiving error messages informing them that the FHA Case Number on the appraisal is not assigned to them.

Working with Case Transfers

Mortgagees should note the following about case transfers relative to appraisal reports in both the EAD portal and FHAC:

- If, prior to case transfer, the original mortgagee uploaded an appraisal for the case, the mortgagee that the case was transferred to (new mortgagee) will be unable to view the appraisal in EAD.
- The new mortgagee must obtain a copy of the appraisal, in the required format, from the original mortgagee according to current FHA policy, and submit the appraisal to FHA through the EAD portal.
- The original mortgagee must first transfer the case number to the new mortgagee in FHAC before the new mortgagee will be able to submit an appraisal in EAD for the case. Once the case transfer is complete, the new mortgagee should allow an overnight update before submitting an appraisal so that the case transfer information from FHAC can be updated in the EAD portal.

The new mortgagee may see appraisal information on the FHAC Appraisal Logging Screen that was submitted by the original mortgagee. FHA policy continues to require the new mortgagee to obtain a copy of the appraisal from the original mortgagee, and underwrite the appraisal to determine if it meets FHA requirements.

Quick Links

- Review new EAD portal Frequently Asked Questions (FAQs) about the Principal and Authorized Agent, and working with case transfers on the FHA Resource Center's online, searchable [FAQ](#) site at: <http://portal.hud.gov/hudportal/HUD?src=/FHAFAQ>
- Get information, user guides, fact sheets, and more on [FHA's EAD Portal Information Page](#) at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/lender/origination/ead

Resources

- Contact the FHA Resource Center:
 - Visit our online knowledge base to obtain answers to frequently asked questions 24/7 at: www.hud.gov/answers.
 - E-mail the FHA Resource Center at answers@hud.gov. Emails and phone messages will be responded to during normal hours of operation, 8:00 AM to 8:00 PM (Eastern), Monday through Friday on all non-Federal holidays.
 - Call 1-800-CALLFHA (1-800-225-5342). Persons with hearing or speech impairments may reach this number by calling the Federal Relay Service at 1-800-877-8339.

RESOURCE INFORMATION

FHA INFO Archives:	Visit the FHA INFO Archives to access FHA INFO messages issued from 2012 to the present.														
Subscribe/Unsubscribe Instructions:	To subscribe to the Single Family FHA INFO mailing list you can use this link: FHA INFO or send a request by email to: answers@hud.gov Bulk subscriptions: To sign up your entire office or a large group, send the list of email addresses (in the format below) to: answers@hud.gov aaa@xyz.com bbb@xyz.com ccc@xyz.com To Unsubscribe follow the unsubscribe instructions on that page.														
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