

Full Appraisals paid for by our partners are not reimbursable, and should be paid upfront with the borrower’s credit card

<i>HELOAN - Eligible Appraisal Types</i>						
Lien Position	Loan Criteria	AVM* Not Allowed for Non-QM Loans	Drive-By** Not Allowed for Non-QM Loans	Full***	Prior Use	Piggyback 1st Lien
2nd	All occupancy types with loan amounts less than \$250,000	Yes	Yes	Yes	Yes	Yes
2nd	Primary Residence and Second Home with loan amounts greater than or equal to \$250,000 and less than or equal to \$400,000 with CLTV less than or equal to 80%	Yes	Yes	Yes	Yes	Yes
2nd	Primary Residence and Second Home with loan amounts greater than or equal to \$250,000 and less than or equal to \$400,000 with CLTV greater than 80%	No	Yes	Yes	Yes	Yes
2nd	Primary Residence and Second Home with loan amounts greater than \$400,000	No	No	Yes	Yes	Yes
2nd	Investment properties with loan amounts greater than or equal to \$250,000	No	No	Yes	No	No
2nd	2-4 Units properties with loan amounts greater than or equal to \$250,000	No	No	Yes	No	No

<i>HELOC - Eligible Appraisal Types</i>						
Lien Position	Loan Criteria	AVM*	Drive-By**	Full***	Prior Use	Piggyback 1st Lien
2nd	All occupancy types with maximum line amounts less than \$250,000	Yes	Yes	Yes	Yes	Yes
2nd	Primary Residence and Second Home with maximum line amounts greater than or equal to \$250,000 and less than or equal to \$400,000 with HCLTV less than or equal to 80%	Yes	Yes	Yes	Yes	Yes
2nd	Primary Residence and Second Home with maximum line amounts greater than or equal to \$250,000 and less than or equal to \$400,000 with HCLTV greater than 80%	No	Yes	Yes	Yes	Yes
2nd	Primary Residence and Second Home with maximum line amounts greater than \$400,000	No	No	Yes	Yes	Yes
1st	ALL maximum line amounts	No	No	Yes	Yes	Yes
1st & 2nd	Investment properties with maximum line amounts greater than or equal to \$250,000	No	No	Yes	No	No
1st & 2nd	2-4 Units properties with maximum line amounts greater than or equal to \$250,000	No	No	Yes	No	No

* AVM Allowance:

- Loan Amounts <=\$400,000
 - FSD Score <= 0.15
 - Approved AVM vendors:
 - Black Knight
 - Clear Capital
 - Collateral Analytics
 - Corelogic
 - House Canary
 - Red Bell Real Estate, LLC
 - Veros
- The AVM must be completed within two months of the note date

** Wholesale Only: Spring EQ to order with UW Approval

*** When a full interior appraisal shows "SUBJECT TO", a 1004D from the same appraiser who completed the appraisal is required to certify that any required repairs or improvements mentioned in the appraisal have been completed.

A 1004D is required to recertify the value of a full interior appraisal ordered by Spring EQ that is older than 90 days.

Valuation hierarchy, ordered from the most to the least comprehensive

- Full Interior Appraisal
- Exterior Drive-By Appraisal
- Automated Valuation Model (AVM)

When multiple valuation methods are obtained, the value used will be determined by the most recent and/or more comprehensive method ordered by Spring EQ.

A prior use appraisal or piggyback first lien appraisal is an existing full interior appraisal that was completed prior to or in conjunction with the mortgage loan application from a lender other than Spring EQ.

- Prior Use Appraisal or Piggyback First Lien Appraisal - Recertification is acceptable when the following requirements are met:
 - Report has been completed within 12 months of settlement date
 - Current appraisal provided must be on form 1004(Single family), 1025(multi-family), or 1073(Condo)
 - Original appraisal must be "AS IS" or be accompanied by a 1004D from the same appraiser who completed the prior use appraisal certifying that any required repairs or improvements mentioned in the appraisal have been completed when "SUBJECT TO" shows
 - A Desktop Review and Property Condition Report** are required and will be ordered by Spring EQ to validate any use of a prior use appraisal
- ** For Piggyback transactions using a first lien appraisal, a Property Condition Report is only required if the appraisal was completed more than 90 days ago
- Desktop Review Risk Score must be low or moderate with no additional review recommended by reviewer
 - Desktop Review commentary contains no comments that adversely impact value, marketability, or condition of the property
 - Desktop Review Home Data Index must support either a neutral or increasing market trend
 - Desktop Reviews & Property Condition Reports will be ordered by Spring EQ to validate the use of an existing appraisal

Prior Use Appraisals are not acceptable once a valuation method ordered by Spring EQ has been received.

- When using a Full Interior, Exterior Drive-By or Prior Use appraisal, the following requirements must be met:
 - Minimum Q5 quality rating
 - Minimum C5 condition rating
 - Shows As Is (Full Interior ordered by Spring EQ or Prior Use only)
 - Cost to cure cannot exceed the greater of \$2,000 or 2% of the appraisal value
- Additions without Permits
 - If the appraiser identifies an addition(s) that does not have the required permit, the appraiser must comment on the quality and appearance of the work and its impact, if any, on the market value of the subject property. For more details, refer to <https://selling-guide.fanniemae.com/sel/b4-1.3-05/improvements-section-appraisal-report>