

APPRAISAL CONNECTION

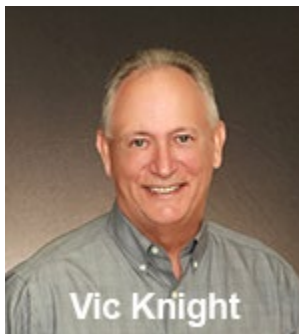


You are now receiving our Appraisal Connection newsletter, bringing you the latest updates and insights from the appraisal sector of the real estate industry. The Appraisal Committee is committed to keeping all NC REALTORS® informed about appraisal trends to enrich your industry knowledge and enhance client service. As always, you can [update your email preferences](#) at any time to customize the types of news and updates you receive from us.

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CHAIRMAN'S CORNER



Hello again to my fellow NC REALTORS® Appraisers,

As we approach the 250-year anniversary of the greatest nation on earth, appraisers remain one of the cornerstones of our real estate commerce by providing impartial, objective and independent opinions on the value of real property. Regardless of how many years you have held an NC appraisal license, you already know our world is again changing and changing rapidly. The standard Fannie Mae Form 1004

and Freddie Mac Form 70 will soon be no more. Beginning in September 2025 Fannie/Freddie will be implementing the NEW Dynamic Uniform Appraisal Dataset (UAD 3.6 Form) and it will be the "Required" Form for all Fannie/Freddie collateral loans as of November 2026.

Appraisers across the country are just beginning to prepare for this significant change, and it will NOT be easy or simple, but we must embrace this change as the true professionals we are.

The implementation of this New Dynamic UAD 3.6 Form will have dramatic effects on all participants in a real estate transaction including loan originators, underwriters, buyers, sellers, landlords, tenants, appraisers, and brokers. It could be stated that the effect on brokers may be the biggest challenge, which includes the critical need to input clear and accurate data into the respective local MLS and that MLS's ability to adequately display that critical data to those who use it. This fast-approaching dynamic requires all parties to embrace these mandatory changes now for the benefit of all clients and consumers in their respective real estate transactions.

To this point, the NC REALTORS® Appraisal Committee is hosting a free webinar on August 6, 2025, to address the fundamental need for inputting clear and accurate MLS data, and the reasons to do so. You will be receiving more information on this webinar in the near future. Pass the word along to as many brokers and appraisers as possible to help everyone be more prepared for this forthcoming change.

As always, thank you for being the professional you are and what you do to support our area of real estate commerce in North Carolina.

Vic Knight

2025 NC REALTORS® Appraisal Committee Chair

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[VISIT OUR WEBPAGE](#)

WEBINAR | THE POWER OF ACCURATE DATA

Join us for the timely discussion on the importance of “The Power of Accurate Data”. Our esteemed panel of real estate professionals will examine the critical role of data quality and its impact on buyers, sellers, landlords, tenants, brokers, and appraisers across the industry.



[Register for this FREE webinar.](#)

APPRAISER OF THE YEAR AWARD - NOMINATE AN OUTSTANDING COLLEAGUE

The NC REALTORS® Appraisal Committee Appraiser of the Year Award is awarded to a REALTOR® who specializes in appraisals and is recognized for their significant contributions, achievements and impact to the appraisal profession.

This award is presented annually during the Awards Ceremony at the NC REALTORS® annual Membership Meeting in October.

[Submit the nomination form by July 1.](#)

INVITATION TO SERVE ON THE 2026 APPRAISAL COMMITTEE

This is your opportunity to get involved and make a meaningful impact! Lend your appraisal expertise to help shape initiatives that advance and strengthen YOUR profession while staying actively engaged with key issues, challenges, and policy developments.

[Submit a 2026 Committee Request Form by July 1, 2025.](#)

APPRAISALS WILL LOOK VERY DIFFERENT IN THE NEAR FUTURE - ARE YOU READY?

Over a 14-month period starting in September, lenders are phasing in new appraisal reporting for all GSE-conforming loans. As appraisers adjust to the new standards, agents will be key partners in ensuring the data is accurate and complete. Learn more - and watch the latest "Supporting Your Value" appraisal webinar. **[Read Full Article](#)**

WEBINARS ON THE NEW UNIFORM RESIDENTIAL APPRAISAL REPORT (URAR)

A New Era for Appraisals: Understanding the New URAR

Appraisal Buzzcast host Jim Hal and special guest Jared Preisler dive into the brand-new URAR and what it means for appraisers. **[Watch the Video](#)**

The New Uniform Appraisal Dataset: What REALTORS® Need to Know

[Watch the playback of NAR's April 29 webinar.](#)

Find out why the Uniform Appraisal Dataset is being updated, view examples of data required, and what the new reporting will look like.

What was covered:

- New data points appraisers will be required to include in appraisals.
- How appraisal reporting will change.
- Resources to help you prepare for the transition.

Some lenders will begin using the new UAD as early as September 2025, and use of UAD 3.6 is required for all Fannie Mae and Freddie Mac loans in

November of 2026.

[Access Freddie Mac's Industry Training for the New UAD and URAR.](#)

Preparing for the New URAR

Joel Baker from Totality (formerly CoreLogic) dives into the upcoming UAD 3.6 changes and what they mean for appraisers. Listen in to hear what's changing, how it'll impact your workflow, and why now is the time to get ahead of the curve. **[Watch the Video](#)**

COURT ALLOWS CLAIMS AGAINST CLEARCAPITAL.COM TO PROCEED IN APPRAISAL FEE LAWSUIT

Timmins v. ClearCapital.com Inc. is a class action filed on November 1, 2024, in California state court. Plaintiff Lacey Timmins alleges the company inflated appraisal fees and hid true costs, violating state law. The Court found the claims for unfair and fraudulent business practices under the UCL legally sufficient and overruled the demurrer, allowing them to proceed. **[Read the ruling](#)**

NAR RESPONSES TO OMB'S REQUEST FOR INFORMATION ON REGULATIONS TO EASE

NAR's letter was wide ranging and included changes to regulations at Fannie Mae and Freddie Mac, as well as the FHA, USDA, VA and other agencies that would help housing and REALTORS®. These regulations covered fees, bank capital rules, condo regulations, appraisal waivers and reviews, construction methods, rental reporting, VA compensation rules, and the independent contractor rule among other issues. **[Read NAR's Letter](#)**

We would like to hear from you!

Let us know what topics you would like for us to highlight or how the

REALTORS® Appraisal Committee can help you. Contact committee staff liaison [Denise Daly](#).

HELPFUL LINKS

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[NC Appraisal Institute](#)

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