



- Correspondent Lending
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Summary

The Uniform Collateral Data Portal (UCDP) Submission Summary Report (SSR) provides a summary review of the appraisal and comparable properties. The SSR report may also include warnings or “red flags” that require further research. As part of the quality control review of appraisals, U.S. Bank will review the SSR and condition appropriately for any outstanding warnings.

The following best practices is intended to provide key highlights and resources for researching the warning messages contained in the SSR.

Key Highlights

An SSR may contain warnings or “red flags” even if the status is “Successful” or if the risk score is within the allowable threshold. U.S. Bank encourages lenders to carefully review the SSR, including all warnings and commentary before seeking clarification from the appraisal management company on the accuracy of the report. Below are some items to watch for when reviewing the SSR.

- Warnings that identify overvaluation or undervaluation
- Discrepancy with square footage
- Condition/Quality ratings
- Differences in room counts
- Inaccuracies that have adjustments

The above list is intended to aid with items to watch for, please keep in mind these are not the only items that may cause warnings requiring research. If your research results in any documentation or commentary that may be helpful during U.S. Bank’s quality control appraisal review process, please be sure to include that information and documentation with your credit and/or closed loan package to U.S. Bank.

Helpful Hints

If using Fannie Mae’s Collateral Underwriter, refer to [How to use Overvaluation and Undervaluation Risk Flags in Collateral Underwriter \(CU\)](#) for helpful research tips to resolve potential appraisal issues.

Additional Resources

Below are additional resources you can use to determine accuracy of the appraisal.

- [Realtor.com® | Homes for Sale, Apartments & Houses for Rent](#)
- [Zillow: Real Estate, Apartments, Mortgages & Home Values](#)
- [Trulia: Real Estate Listings, Homes For Sale, Housing Data](#)
- [Real Estate, Homes for Sale, MLS Listings, Agents | Redfin](#)
- [Google Maps](#)

NOTE: The above list is not an all-inclusive list of resources; other industry resources are available for use.

Questions



Correspondent: Please contact your Account Executive or the Client Support Area at 800.200.5881, option 1.

HFA: Please contact the Housing Finance Agency Hotline at 800.562.5165, option 1 for the HFA Customer Care Team.

