



Approved Appraisal Management Companies

AMC Name	Phone Number	Website	Approved For:	
			HECM	HomeSafe
ACT Appraisals	(888) 377-8901	Link	✓	
AMC Encore LLC	(913) 397-5577	Link	✓	
AmeriMac Appraisal Management	(866) 395-3773	Link	✓	
AppraisalLinks AMC	(877) 334-6788	Link	✓	
Appraisal MC, LLC	(877) 623-0559	Link	✓	
Ascribe, LLC	(714) 520-5737	Link	✓	
Atlas VMS, Inc	(833) 502-8527	Link	✓	✓
AXIS Appraisal Management Solutions	(888) 806-2947	Link	✓	✓
Class Valuation	(866) 333-8311	Link	✓	✓
Consolidated Analytics, Inc	(800) 320-9490	Link	✓	
Evaluation Zone, Inc.	(773) 524-8468	Link	✓	
Financial Asset Services, Inc. (FAS)	(949) 862-1433	Link	✓	
Home Base Appraisal Management	(877) 308-5598	Link	✓	
Nadlan Valuation	(800) 948-2121	Link	✓	CT, DC, DE, MA, ME, MD, NH, NJ, NY, PA, RI and VT Only
Nations Valuation Services (NVS)	(866) 967-1544 ext. 7702	Link	✓	
Nationwide Property and Appraisal Services (NPAS)	(856) 258-6977	Link	✓	✓
Norman, Hubbard, and Associates, Inc.	(914) 997-1484	Link	✓	CT, DC, DE, FL, MA, ME, MD, NH, NJ, NY, PA, RI, UT and VT Only
Opteon fna APEX	(833) 740-APEX (2739)	Link	✓	✓
PropertyRate, LLC	(877) 777-RATE (7283)	Link	✓	✓
The Property Sciences Group, Inc.	(925) 246-7300	Link	✓	



Approved Appraisal Management Companies

Overview

All appraisals must be ordered through an Appraisal Management Company (“AMC”) by broker/TPO partners. Principal-agent partners may select any AMC for HECM but must use an approved AMC from the list for HomeSafe.

The type of property determines which appraisal form is appropriate. Reference FHA Appraisal when selecting the appraisal forms. Refer to the following table.

Note: Include the FHA Case Number in the notes section of the order.

All second appraisals for HomeSafe are to be invoiced to FOA.

Lender Company Name and Address:

For brokers, this will always be Finance of America (FAReverse LLC, i/l/t/n Finance of America, 8023 East 63rd Pl, #700, Tulsa, OK 74133).

For principal-agents, this can be either Finance of America or their company, but it must be consistent throughout the file with the mortgagee.

HECM Appraisal Forms and Form Numbers

Appraisal Form	Form Number	Form Usage
Uniform Residential Appraisal Report (URAR)	FNMA 1004	- One-unit property. - One-unit property with an accessory unit.
Small Residential Income Property Appraisal Report	FNMA 1025	Two-to-four unit single-family.
Manufactured Home Appraisal Report	FNMA 1004C	One-unit manufactured home.
Individual Condominium Unit Appraisal Report	FNMA 1073	- A unit in a condominium project. - A site condo unit in a Planned Unit Development (PUD).
Manufactured Home Appraisal Report	FNMA 1004C And Form 1073	- A condominium manufactured home. - Required as an addendum to the appraisal report if the property is in a manufactured housing condominium project.
Appraisal Update and/or Completion Report	FNMA 1004D	- Dual-purpose form: - Part A: Appraisal update form that extends the validity period of a report by 180 days. - Part B: Appraisal Completion form that shows completion of repairs, EXCEPT FOR new construction or manufactured housing.
Compliance Inspection Report	HUD- 92051	Appraisal completion form that shows completion of repairs for new construction or manufactured housing.



HomeSafe Appraisal Forms and Form Numbers

Appraisal Form	Form Number	Form Usage
Uniform Residential Appraisal Report (URAR)	• HomeSafe 1004 (Class) • Single Family Appraisal FNMA 1004 (Axis and Opteon) • HomeSafe 1004 Jumbo (Property Rate) • Single Family – 1004 URAR (Nadlan) • FHA – 1004 SFR HomeSafe Reverse Loan (No Case #) (Nationwide)	• One-unit property. • One-unit property with an accessory unit.
Small Residential Income Property Appraisal Report Note: All appraisal orders for 2-4 unit properties must include the Operating Income Statement (216)	• HomeSafe 1025 (Class) • Multi-Family Appraisal FNMA 1025 (Axis and Opteon) • HomeSafe 1025 Jumbo (Duplex, Triplex, or Quad) + 216 (Property Rate) • 2-4 Unit – 1025 2-4 Unit (Nadlan) • FHA – 125 Multi inc 216 HomeSafe Reverse Loan (No Case #) (Nationwide)	• Two-to-four unit single-family.
Individual Condominium Unit Appraisal Report	• HomeSafe 1073 (Class) • Condo Appraisal FNMA 1073 (Axis and Opteon) • HomeSafe 1073 Jumbo (Property Rate) • Condo – 1073 Condo (Nadlan) • FHA – 1073 Condo HomeSafe Reverse Loan (No Case #) (Nationwide)	• A unit in a condominium project. • A site condo unit in a Planned Unit Development (PUD).