Value Acceptance + Property Data Fact Sheet

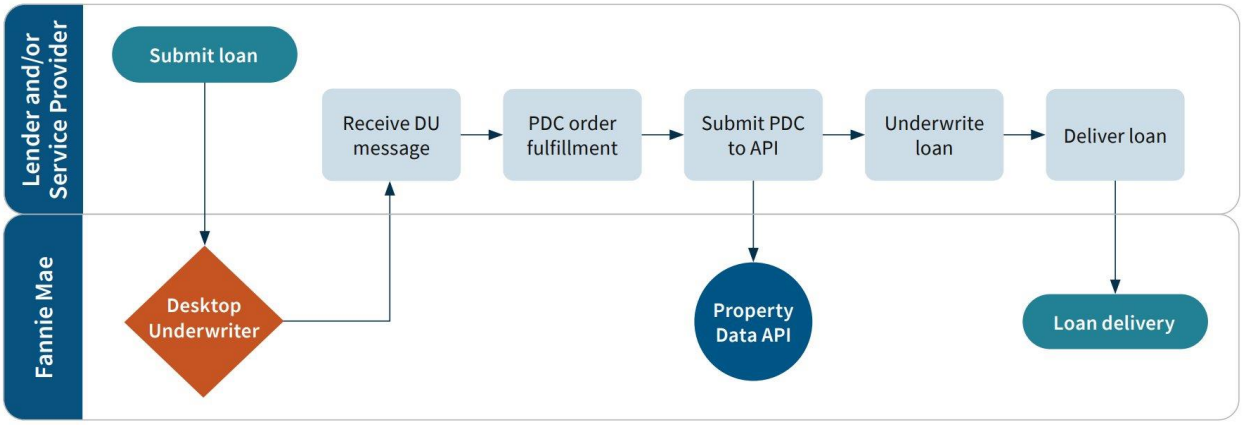
Updated April 2025

Fannie Mae is on a journey of continuous improvement to make the home valuation process more efficient and accurate. We provide a spectrum of options to establish a property's market value, with the option matching the risk of the collateral and the loan transaction. The spectrum balances traditional appraisals with appraisal alternatives.

As a part of our value acceptance offering, value acceptance + property data extends value acceptance (appraisal waiver) benefits to more borrowers while identifying current subject property characteristics including condition. These offers are issued through Desktop Underwriter® (DU®) using Fannie Mae's database of millions of appraisals in Collateral Underwriter® (CU®) in combination with proprietary analytics to determine the minimum level of required collateral due diligence.

How Value Acceptance + Property Data Works

1. Lender receives value acceptance + property data offer from Desktop Underwriter® (DU®).
2. Lender orders property data collection (PDC).
3. Lender or service provider submits the results to Fannie Mae's Property Data Application Programming Interface (API).



Exercising Value Acceptance + Property Data

A lender may only exercise value acceptance + property data when:

- The final submission of the loan casefile to DU resulted in an eligibility message for value acceptance + property data;
- Property data collection is submitted to the Property Data API prior to the note date;
- An appraisal is not obtained for the transaction; and
- The offer is not more than four months old on the date of the note and mortgage.

Notes

- Fannie Mae does not prescribe a specific transaction fulfillment model. The lender should determine how best to execute the *Selling Guide* property data collection and API submission requirements.
- The Property Data API will return a unique property data ID for each property data collection submitted that lenders and technology service providers can use for tracking and identification.
- When delivering the loan, the lender must include Special Feature Code 774.

Benefits of Exercising a Value Acceptance + Property Data Offer

- Reduces origination cycle time and borrower costs.
- Promotes safety / soundness by obtaining current observation of the subject property.
- Provides operational simplicity and value certainty at application.

> **NOTE:** *Fannie Mae estimates that value acceptance (appraisal waivers) and value acceptance + property data on loans sold to us saved mortgage borrowers over $2.8 billion since 2018[1].*

Representations and Warranties

The following table describes the representations and warranties the lender must make ("Yes") if they exercise a value acceptance (appraisal waiver) or value acceptance + property data offer. The table also identifies the representations and warranties the lender is not responsible for ("No").

Representations and Warranties Related to…	Value and marketability	Property description*	Property eligibility, including condition	Condition with a recent disaster
Value acceptance (appraisal waiver)	No	No	No	Yes
Value acceptance + property data	No	Yes	Yes**	Yes

** The lender remains responsible for the accuracy and completeness of all data that pertains to the property and project (if applicable) that is submitted to DU (other than the property value).*

***Includes warranty that the property is safe, sound, and structurally secure.*

Eligible Transactions for Value Acceptance + Property Data

DU loan casefiles for eligible single-family one-unit properties including condominiums (attached and detached) will be considered for value acceptance + property data.

For a list of ineligible transactions, see the *Selling Guide* B4-1.4-11, Value Acceptance + Property Data.

Property Data Collection

The act of physically or virtually observing and reporting property characteristics. The data collection must be performed by a trained and vetted third party or appraiser and does not involve the development of an opinion of value. It must adhere to the Uniform Property Dataset (UPD). See the UPD page for more information. Once the property data collection is complete and passes through quality control checks, it must be submitted to Fannie Mae's Property Data API.

Tech and Tools

Visit the Valuation Modernization webpage to get onboarding details and more information about using technology and tools.

Property Data API

Fannie Mae has established a property data standard and API to collect data and images consistently. The process encourages the use of emerging technologies to capture property information, imagery, and floor plans.

Property Data API Review Tools

Lenders and appraisal management companies may use our property data collection web viewer known as Property Data API Review Tool (PDART) to aid with their required review process. Users can easily view the submitted property data, photos, and floor plan, as well as messages to help identify any potential property data collection issues.

[1] Fannie Mae analysis based on loan delivery data from January 2018 through March 2025 using $550 as the approximate weighted average appraisal cost savings.

Lender Responsibilities

In transactions involving property data collection, the lender is responsible for:

- Verifying and having the ability to demonstrate that the data collectors are vetted through an annual background check, are professionally trained, and possess the essential knowledge to competently complete the property data collection;
- Ensuring that the data collectors are trained to comply with fair lending laws and deliver accurate results unaffected by personal biases;
- Compliance with the Property Data Collector Independence Requirements;
- Selection of the property data collector (see *Selling Guide* B4-1.4-11, Value Acceptance + Property Data);
- Successful submission of the data to Fannie Mae's Property Data API prior to the note date;
- Continually evaluating the property data collector's work through their quality control process; and
- delivering the loan with Special Feature Code 774.

> **NOTE:** *In transactions involving property data collection, the lender is responsible for ensuring that the data collectors are trained to comply with fair lending laws and deliver accurate results unaffected by personal biases.*

Resources

- Valuation Modernization web page
- *Selling Guide* announcement
- Uniform Property Dataset web page
- *Selling Guide* topics:
  - B4-1.1-02, Lender Responsibilities
  - B4-1.4-11, Value Acceptance + Property Data
  - A2-4.1-01, Establishing Loan Files

See following page for frequently asked questions.

Frequently Asked Questions

Value Acceptance + Property Data and Value Acceptance (Appraisal Waiver)

Q1. **Why did the term "value acceptance" replace "appraisal waivers"?**

Value acceptance better reflects the actual process which uses data and technology to accept the lender-provided value. (Note that we are using "value acceptance (appraisal waiver)" for a period of time and will move to "value acceptance" after the market absorbs this change.)

Q2. **What is the difference in loan eligibility criteria between value acceptance (appraisal waiver) and value acceptance + property data?**

Value acceptance + property data is offered when the loan application in DU meets all requirements for value acceptance except that Fannie Mae needs a current view of the property to ensure satisfactory condition and eligibility for delivery.

> **NOTE:** *Investment properties when rental income is used to qualify the borrower are not eligible for value acceptance + property data.*

Service Providers

Q3. **Can lenders place orders for property data collection with qualified property data collectors not listed on the Property Data Collection: Fulfillment Providers list?**

Yes. Exercising a value acceptance + property data offer requires the submission of a property data collection to the Property Data API prior to the note date. A lender may utilize any qualified property data collector that can deliver property data to the API as an integrator or using one of the API integration service providers on the Property Data Collection: Fulfillment Providers list.

Data Collector

Q4. **How would property data collectors respond if the homeowner or point of contact requests a copy of the property data collection (pictures, floor plan, data, etc.)?**

Property data collectors must refer these requests to the lender.

Q5. **Does Fannie Mae have minimum standards for data collectors?**

Yes, lenders must verify and be able to demonstrate data collectors are:

- Selected in accordance with Fannie Mae requirements, including the *Property Data Collector Independence Requirements*;
- Vetted through an annual background check;
- Professionally trained; and
- In possession of the essential knowledge to competently complete the property data collection.

See the Property Data Collector section of *Selling Guide* B4-1.4-11, Value Acceptance + Property Data for more information.

Q6. **Can background checks for licensed appraisers and real estate agents be used for a data collector?**

Each state has different requirements, and the lender will need to confirm the background checks are conducted annually and sufficient to vet the data collector.

Q7. **Must a data collector be licensed?**

A license is not required unless mandated by state or federal statute.

Q8. **Does Fannie Mae provide data collector training?**

Fannie Mae does not administer data collector training; training is typically administered by each service provider. Please see *Selling Guide* B4-1.4-11, Value Acceptance + Property Data for lender requirements.

Property Data Collection

Q9. **Is there a standardized dataset for property data collections?**

Yes. Fannie Mae and Freddie Mac, the Government Sponsored Enterprises (GSEs), have crafted an aligned data standard (UPD) that will allow for fungibility of property data between the GSEs. Visit the UPD page for more information.

Q10. **Must the lender retain the property data obtained in the loan file?**

Yes, the lender is required to retain any documentation on which the loan is based. See *Selling Guide* A2-4.1-01, Establishing Loan Files for details.

Executing Value Acceptance + Property Data

Q11. **Can a loan lose a value acceptance + property data offer?**

Yes. The offer may be lost if there is a change in qualifying loan characteristics or if an appraisal is obtained prior to closing the loan.

Q12. **Can an offer that is lost be restored?**

Yes, the offer can be restored if the resubmission to DU meets the value acceptance + property data requirements. The lender must not exercise the offer if an appraisal has been obtained for the transaction.

Q13. **For value acceptance + property data, does DU identify whether a loan is a Texas Section 50(a)(6) loan?**

No. The lender is responsible for identifying whether a loan is a Texas Section 50(a)(6) loan and must not exercise a value acceptance + property data offer on a Texas Section 50(a)(6) loan.

Q14. **How should the lender address a repair item(s) involving safety, soundness, or structural integrity or significant items of incomplete construction or renovation noted in a property data collection?**

To verify completion of repairs, incomplete construction, or renovation, the lender must use the borrower attestation letter. See Form 1004D and Completion Alternatives in *Selling Guide* B4-1.2-05, Requirements for Verifying Completion and Postponed Improvements.

Q15. **15. How should a lender address minor conditions or deferred maintenance noted in the property data collection?**

If the lender determines from the property data collection there is the **existence of minor conditions** or deferred maintenance that does not affect safety, soundness or structural integrity, there is no significant incomplete construction/renovation, and it is an eligible property type, the loan can be processed and submitted without any further action.

Q16. **Can lenders use the 1004D process to confirm repairs?**

No, the 1004D is used in connection with appraisals only.

Q17. **Can lenders use the Freddie Mac Property Data Report (PDR) Completion Form?**

No, Fannie Mae *Selling Guide* outlines the requirements for documenting that repairs have been completed. See Form 1004D and Completion Alternatives in *Selling Guide* B4-1.2-05, Requirements for Verifying Completion and Postponed Improvements.

Q18. **Must the property data collection be obtained prior to the note date?**

Yes. The lender must order, review, and successfully submit the property data collection to the Property Data API prior to closing a loan.

Q19. **What is Property Data API Review Tool and how does a lender gain access?**

Fannie Mae created the Property Data API Review Tool (PDART) to enable users to view the data and images submitted to our Property Data API. Users can assess the accuracy and completeness of the property data collection and identify potential property eligibility issues for underwriting, quality control, and vendor management purposes. Visit the PDART page for information on gaining access.

Additional Information

Property Data Collection with Needed Repairs or Completion Verification

The lender must represent and warrant that the property:

- Does not have safety, soundness, or structural integrity issues;
- Does not have significant items of incomplete construction or renovation; and
- Meets Fannie Mae's property eligibility requirements (see *Selling Guide* B2-3-01, General Property Eligibility).

To make these representations and warranties in the absence of an appraisal, the lender must examine the descriptive information and photo exhibits from the property data collection to determine whether the property meets all of the *Selling Guide* requirements. Any repair, alteration, or completion required for the property to meet the *Selling Guide* eligibility requirements must be completed prior to sale of the loan to Fannie Mae. Because there is no appraisal, the lender cannot use appraisal Form 1004D for verification of completion. Instead, the lender will need to obtain a borrower attestation letter.

The letter must include (at a minimum) the following:

- Borrower name;
- Property address;
- Certification language that the alteration or repair was satisfactorily completed;
- Date and signature(s) of the borrower(s);
- Visually verifiable exhibits of the completed work; and
- One or more of the following:
  - Signature of the qualified professional;
  - A professionally prepared report; or
  - paid invoices for the alterations or repairs.

> **NOTE:** *Two forms of verification are required – the visual exhibit together with at least one of the three items listed at the end above.*

If virtual inspection technology is used to generate the visually verifiable exhibit, it must be unaltered and able to be authenticated using metadata and the geocode for the subject property.

When the lender, based on their review of the property data, is uncertain about the need for repairs, alterations, or completion, the lender may need to obtain a professional inspection targeting the feature in question (example: obtaining a roof inspection when roof appears worn but unable to ascertain whether any defect, damage or deficiency exists from photos). Lender's review of a professionally prepared inspection report may lead to a repair requirement or may resolve the issue.