



Appraisal Portability Policy

Transferring an appraisal “OUT”

Crescent may transfer out an appraisal, but the following requirements are needed:

- Need email from the broker that states “WHY” we are transferring the appraisal (Loan should be denied or withdrawn)
- Need name and address of new lender

Transferring an appraisal “IN” - Conventional

Crescent may allow transferring of conventional appraisals from another lender, however, the appraisal must have been ordered through a Crescent approved National AMC. We must have a signed transfer letter from the lender on their letterhead that references the following:

- The borrower’s name and property address
- The reason that the loan is being transferred
- States that they are in compliance with Appraisal Independence.

If the loan is a conventional file, you must provide the Mismo XML appraisal file for submission to the Uniform Collateral Data Portal.

The appraisal will need to be in color and the invoice will need to be attached as proof appraisal has been paid for.

The appraisal is transferred “as is”. We usually cannot get corrections on the appraisal once it is transferred.

The Appraisal Management Companies that we will accept from are:

CBC, Community Bank Real Estate Solutions (CBRES), CoreLogic, Dart Appraisal, Dataquick Lending Services, Equifax, First American (eAppraiseIt), FiServ/ISGN, Landsafe, Lincoln Appraisal Services, LSI, ServiceLink, Streetlinks.

Transferring an appraisal “IN” - FHA

Crescent may allow transferring of FHA appraisals from another lender, however, we must have a signed transfer letter from the lender on their letterhead that references the following:

- The borrower’s name and property address
- The reason that the loan is being transferred
- States that the lender is an FHA Full Eagle
- States that they are in compliance with FHA Appraisal Independence

The appraisal will need to be in color and the invoice will need to be attached as proof appraisal has been paid for.

The appraisal is transferred “as is”, as we generally cannot get corrections on the appraisal once it is transferred.

*NOTE: Any FHA appraisal being transferred must comply with FHA’s guidelines on Appraisal Portability