MFM Bulletin: 023-2026

Date: October 16, 2026

Subject: UAD 3.6 Appraisal Transition update

Fannie Mae Freddie Mac and have recently granted lenders an extension to the November 2, 2026 deadline for transitioning to UAD 3.6 appraisals. **The new implementation deadline is May 19, 2027,** and MFM has received approval for this extension from both agencies.

While MFM has been actively working with our Appraisal Management Company (AMC) partners to support the transition, the industry-wide adoption of UAD 3.6 has proven challenging. We continue to experience significant delays due to appraiser readiness issues, appraisal software limitations, and technology challenges related to transmitting appraisal reports between AMCs and our Loan Origination System (LOS).

To help ensure purchase transactions meet contractual closing dates and refinance transactions remain within lock periods, **MFM will continue to allow appraisals to be ordered under the UAD 2.6 format for all portfolio loans and MFM-retained servicing loans.**

Please Note: Effective for appraisals ordered on or after October 1, 2026, all Fannie Mae and Freddie loans that will be sold servicing-released to outside investors must utilize a UAD 3.6 appraisal.

We will continue to monitor UAD 3.6 appraisal turn times and work closely with our partners as the industry progresses towards full implementation. We will continue to move forward with our transition plans as operational and technology issues are resolved.

Please contact the MFM Underwriting department (underwriting@memberfirstmortgage.com) if you have any questions or concerns.

Thank you