

CORRESPONDENT LENDING Announcement

26-020: Uniform Appraisal Dataset (UAD) 3.6 Appraisal & Forms Redesign

Date: 08/17/2026
Programs: Merchants Premium Program | Agency

Effective August 17, 2026, Merchants Bank will begin accepting Agency (Fannie Mae & Freddie Mac) and Merchants Premium Program (MPP) Jumbo loans with appraisals completed using the Uniform Appraisal Dataset (UAD) 3.6 format. UAD 3.6 introduces a redesigned Uniform Residential Appraisal Report (URAR) that replaces multiple legacy appraisal forms with a modern, data-driven report format.

Key Dates

- **August 17, 2026** – Merchants Bank begins accepting eligible Conventional & MPP Jumbo loans with UAD 3.6 appraisals.
- **November 2, 2026** – UAD 3.6 becomes mandatory for all new GSE appraisal reports with an initial submission to the Uniform Collateral Data Portal (UCDP) on or after November 2, 2026. Appraisal reports initially submitted to UCDP before November 2, 2026, may continue to use UAD 2.6. The applicable UAD format is determined by the appraisal report's initial UCDP submission date. Please refer to Fannie Mae and Freddie Mac guidelines for more details on timing requirements.

Important Requirements

- Merchants Bank will accept both UAD 2.6 and UAD 3.6 appraisal formats during the transition period.
- All appraisal-related documents must be completed in the same format as the original appraisal. This includes completion reports, appraisal updates, and comparable rent schedules.
- UAD 3.6 appraisals must be submitted to the UCDP, and the Fannie Mae and Freddie Mac UAD 3.6 Submission Summary Reports (SSRs) must be provided in the closed loan file.
- Loans delivered with mismatched appraisal formats may be delayed or deemed ineligible for purchase.
- Additional resources and training materials are available through Fannie Mae and Freddie Mac.

Product Eligibility

At this time, UAD 3.6 can be utilized for eligible Conventional loans only. Government loans (FHA, VA, USDA) must continue using the UAD 2.6 appraisal until additional guidance is issued.

For Questions

If you have any questions regarding any information in this announcement, please contact your Merchants Account Executive or Client Manager.

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