



New FHA Handbook Comes Into Effect on September 14th.

In an article that I read about the new *FHA Single Family Housing Policy Handbook*, it's said that HUD wanted to be more clear about what the appraiser must do*.

So, being the intrepid former investigator that I am, I searched the 867-page document we'll call *Handbook 4000.1* for the number of times the phrase *appraiser must* occurred. I'll break down my results using a Good News/Bad News model:

GOOD NEWS: It's found on only 10% of the pages (86).

BAD NEWS: On those 86 pages it's found 405 times.

GOOD NEWS: Some of the *appraiser musts* are geographical issues that won't apply to most appraisers (in Texas).

BAD NEWS: If you appraise in Hawaii, you *must* know your "Lava Zones".

BAD NEWS: Appraisers must certify that they have read, fully understand, and will comply with this handbook.

GOOD NEWS: Most of it is not about appraising.

GOOD NEWS: A lot of the *appraiser musts* are things you're already doing.

BAD NEWS: I wasn't able to find a list that says, "Things You're Not Already Doing" to make life easier. So, I'll have to read all the pages with *appraiser must*.

GOOD NEWS: The bulk of the *appraiser musts* are found on pages 464 to 531.

BAD NEWS: a.) That's a lot of bulk. b.) It's foolish to skip the other pages.

GOOD NEWS: HUD is now far more specific about what you're expected to analyze *and* report.

BAD NEWS: There's a lot of it, and you should have been doing it prior to this!

GOOD NEWS: The handbook is available for download online at <http://portal.hud.gov/hudportal/documents/huddoc?id=40001HSGH.pdf>.

BAD NEWS: The investigators at TALCB will have downloaded this and will expect you to comply with all the *appraiser musts*.

As always, I am available to consult with you if you want to stay out of trouble (*USPAP Check-Up*), you're in trouble (*Appraisal Defender*), or you just want to get clear on some issues.

**See Valuation Review – E-mail News Update; September 10, 2015*