

Transfer of Appraisal to NQM Funding, LLC

NQM Funding, LLC will accept appraisals to be transferred on Flex Products. For acceptable appraisal transfer transactions, the appraiser may not be on any NQM Funding, LLC ineligible list including but not limited to: FHLMC Exclusionary List or FNMA Ineligible List. The Appraisal Transfer Letter must be executed by the lender that ordered the appraisal and must be signed by an authorized officer of the company (See sample letter). Appraisal Transfer Letters signed by Loan officer(s) will not be acceptable.

Appraisal Transfer Letter Must Include the Following Language if NQM Funding, LLC Letter is Not Utilized:

1. Provide on the Lender's Letterhead
2. Current date
3. Borrower's name
4. Property address
5. A statement transferring the appraisal to NQM Funding, LLC
6. The "Transfer Letter" is to include the following statement:
 - (a) (Transferring Lender's Name) certifies that this appraisal was prepared in accordance with and meets all requirements of the Agencies' Appraisal Independence Requirements (AIR) and is in compliance with the Truth in Lending Act regulations.
7. The Transfer Letter is to be signed by an employee of the transferring Lender that is not in "Production" (i.e., Loan Officers, LO Assistants, etc., are not eligible to sign the transfer letter).
8. The transferring Lender, appraisal management company (AMC), appraiser selection, ordering policy and process, and the appraiser comply with all FNMA Appraiser Independence Requirements (AIRs), Dodd-Frank and Consumer Protection Acts.
9. The transferring Lender's name appears on the appraisal as the transferring Lender/Client.
10. The appraisal transferred is the only appraisal ordered by the Lender for this transaction.

Appraisal Transfer Documents and Requirements:

- Appraisal is to be emailed in a suitable electronic format (first-generation PDF) directly from the Lender to NQM Funding, LLC (AppraisalTransfers@nqmf.com)
- The transferring Lender's "Certificate of Appraiser Independence" letter that was issued with the original appraisal **OR** a "Transfer Letter" from the transferring Lender for all loan types.
- Copy of SSR Report (FNMA/FHLMC Portal Results) and MISMO .XML format of full appraisal with color photos.
- Appraisal fee will be disclosed on LE.
- If any modifications, corrections, or material changes are required to the appraisal, the original appraiser must cooperate. If the appraiser fails to cooperate with any requests, a new appraisal must be obtained.
- Recerts ordered and provided by TPOs will be reviewed to determine if acceptable for the loan. If TPO is unable to provide a recert for an appraisal more than 120 days old as of the closing date, a new appraisal must be ordered.
- The transferred appraisal must be from the transferring Lender.
 - An appraisal transferred from one Lender to another Lender, then to NQM Funding, LLC is not acceptable.

APPRAISAL

Transfer Form



Date: _____ Borrower Name: _____

Property Address: _____

City: _____ State: _____ Zip: _____

Loan or Application #: _____

RE: Transfer of Appraisal Report From _____
(Lender) to NQM Funding, LLC

To Whom It May Concern,

Lender ordered the attached appraisal report regarding the above-referenced Property Address.

Lender hereby transfers ownership and custody of the attached appraisal report for the above-referenced Loan or Application to NQM Funding, LLC Lender certifies the appraisal report procured during the origination of the above-referenced mortgage loan was performed by an independent third-party appraiser or through an independent third-party appraisal management company. The appraisal report was completed by a state-licensed or state-certified appraisal professional in compliance with the Interagency Appraisal and Evaluation Guidelines ("Guidelines"), which address the Appraisal Independence requirements under the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010.

Lender acknowledges and agrees that NQM Funding, LLC is relying in good faith on these certifications, representations, and warranties in accepting ownership and custody of the attached appraisal report. Lender hereby certifies to NQM Funding, LLC that this is the only appraisal ordered on this property by said Lender.

We hereby authorize the release of the appraisal in XML format from the AMC or Appraiser as applicable.

By signature below, I certify that I am authorized to certify these assurances on behalf of Lender.

Sincerely,

Signature: _____

Name (Typed): _____

Title: _____

NMLS# 75597 866.435.2562 NQMF.COM



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