

VA Lenders Handbook (VA Pamphlet 26-7), Chapter 13, Topic 2 — Scope of Appraisal Review

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2. Scope of Appraisal Review Change Date July 22, 2019 • This chapter has been revised in its entirety. a. SAR's Certification of Appraisal Review When issuing an NOV in WebLGY, the SAR must electronically certify the following: "I reviewed this appraisal report to determine the acceptability of the property for VA Loan Guaranty purposes in light of VA minimum property requirements and the appropriateness, completeness, consistency, and accuracy of the fee appraiser's reasonable value determination. In completing this administrative review, I am performing a due diligence function and not acting as, or taking the responsibility of, a cosigner of the report or supervisory appraiser. Any disagreements or comments, etc., resulting from the administrative review of this appraisal are fully explained on the attachment to this report." (WebLGY notes are considered "the attachment to this report" referenced in this certification). b. SAR's Responsibilities By making this certification together with the certifications already made when initially approved by VA, the SAR is certifying that he/she: • personally reviewed the appraisal report (see Topic 3 of this Chapter), • concurred with the fee appraiser's recommendation, except as noted in WebLGY notes, • did not exert pressure or undue influence on the appraiser to change information or to reach a predetermined value for the subject property in order to accommodate the sale price or mortgage transaction, and • determined that the appraiser used methodologies that were appropriate and reasonable in light of industry-accepted appraisal techniques, made conclusions that were consistent, based upon the data in the report, and complied with applicable VA requirements. VA Pamphlet 26-7, Revised Chapter 13: Notices of Value 13-4

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