

UAD 3.6 APPRAISER PREPARATION

Quick Reference Guide



COMPLIANCE DEADLINE FOR NEW ASSIGNMENTS: NOV 2, 2026

You are not starting from zero. Broad Production has been open since January 26, 2026, so you can practice on live UAD 3.6 assignments today. This one-page summary hits the essentials.

For the full walkthrough, checklists, and FAQ, see the complete [UAD 3.6 Appraiser Preparation Guide 7](#).

TIMELINE AT A GLANCE

PHASE 1

Broad Production
Jan 26, 2026.
Practice on live
assignments now.

PHASE 2

Final readiness
Oct 2026. Confirm
clients, close
training gaps.

PHASE 3

Nov 2, 2026
UAD 3.6 required
for all new UCDP
submissions.

PHASE 4

Full retirement
May 3, 2027.
UAD 2.6 pipeline
closes for good.

THE 5 THINGS THAT MATTER MOST

- **One form replaces them all.** Forms 1004, 1073, 2055, 465, 70, 442, and all hybrid or exterior-only variants retire Nov 2, 2026. A single dynamic URAR replaces them, adapting to property and assignment type automatically.
- **Narrative becomes structured data.** UAD 3.6 shifts from free-form narrative to roughly 150 structured, dropdown-driven fields. "Good" or "fair" now needs to match an approved value, not typed text.
- **Measurements are cross-checked automatically.** Fannie Mae and Freddie Mac now require the ANSI Z765-2021 standard. Sketch totals, GLA figures, and room-level data are cross-checked automatically, so measurement inconsistencies now trigger validation flags.
- **You cannot convert between UAD 2.6 and 3.6.** A report started in one format cannot be converted to the other. Confirm the required UAD version with your client or AMC before you begin every assignment.
- **Practice before your first live assignment.** Confirm your forms software is UAD 3.6-verified, complete the GSE continuing education course, and run one full practice report before accepting a live UAD 3.6 order.

YOUR READINESS CHECKLIST

- ☐ Confirm your forms software vendor (a la mode/TOTAL, ACI, Bradford Technologies, etc.) has released UAD 3.6-verified support.
- ☐ Complete the GSE-developed CE course, "Appraiser's Guide to the New URAR" (7 hours, approved in all 50 states).
- ☐ Confirm your CE credit is accepted by your state licensing board.
- ☐ Run at least one full practice report, from inspection through UCDP submission, on a property you already know.
- ☐ Update your field data capture habits: room-level condition ratings, ANSI level-by-level GLA, energy efficiency, ADU, and disaster mitigation details all need to be captured on-site.
- ☐ Fully complete the new Additional Sales Analyzed section, not just your final comps.
- ☐ Set realistic turnaround expectations with clients while you're on the learning curve.
- ☐ Confirm every client and AMC knows your UAD 3.6 status before October 2026.

WHY IT'S WORTH GETTING AHEAD OF

- ✓ Standardized fields mean fewer revision requests and faster review cycles once past the learning curve.
- ✓ Structured, room-level data gives you a more defensible report if one is ever questioned.
- ✓ Appraisers comfortable with UAD 3.6 early are better positioned for assignments as lenders and AMCs shift volume onto the new standard.
- ✓ FHA, VA, and USDA are expected to align with elements of UAD 3.6 later. Building fluency now avoids a second transition.

CONNEXIONS IS ALREADY COMPLIANT. YOUR WORKFLOW KEEPS MOVING.

*No wait for UAD 3.6 support. No disruption to your queue,
whether an order lands in 2.6 or 3.6.*

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