



Illinois Department of Financial and Professional Regulation

Division of Professional Regulation

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EFFECTIVE AS OF SEPTEMBER 1, 2011 – COMPLIANCE ISSUE

As you know, beginning on September 1, 2011, appraisers completing specific fields within specific proprietary forms (1004/70, 2055, 1073/465, 1075/466) are to comply with the **UAD** reporting format in order to be received by the portal.

This means that the **Lender/Client** line on the first page of such reports must reflect the **lender** only. This also means that on the signature page of these specific forms should be completed as:

LENDER/CLIENT

Name **AMC goes here**

Company Name **Client name as it appears in the Subject Section**

Company Address _____

Email Address _____

Not every field in every report is required to comply with the UAD. UAD terms, as the forms themselves, are not intended for estates, divorces, partitions, mortgage releases, or any other non-GSE assignments.

If you are not REQUIRED to utilize UAD drop-downs in an assignment; then don't. If you are providing private appraisal services then utilize a narrative format or a general purpose appraisal report.

Remember, in this example the AMC is still the client and the lender is still an additional intended user that must be identified as such in a text addendum. The Administrative Rule has NOT changed. The Department is merely accommodating a technical compliance issue.

Also, the Department will NOT accept complaints based only on UAD formatting issues. Complaints must be substantive in their nature. However, this does not open the door to creating a misleading report. Illinois appraisers are still responsible to USPAP and state law. GSE requirements do NOT relieve you of your responsibilities in this regard.

The Department and the Real Estate Appraisal Administration and Disciplinary Board will hold you to that standard as our duty to protect the public trust.

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