

Appraisal

Previous (prior use) Appraisals are acceptable if completed within 12 months with a CDA (Collateral Desktop Analysis) and PCI (Property Condition Inspection) completed. Only allowed on Piggyback loans and HELOC's with a CLTV of 90% or less.

See below for full prior use appraisal details

Full Appraisals paid for by our partners are not reimbursable, and should be paid upfront with the borrowers credit card

If you **are not** using a previous appraisal, the “appraisal waterfall” is:

1. **Automated Valuation Model (AVM)** maximum CLTV of 90% when loan amount is < \$250,000. Can be used if the returned value works, and the confidence factor qualifies. We will notify you at the loan disclosure stage. The cost is \$45. On HELOANS, not allowed if loan is deemed to be Non-QM. AVM not allowed on 1st lien HELOCs.
Ordered by Spring EQ and charged to borrower at closing.
2. **Drive-by Appraisal** (Clear Val Exterior Valuation) ordered when AVM does not qualify and when loan amount is < \$250,000. Applicable to all HELOCs. On HELOANS, not allowed if loan is deemed to be Non-QM. The cost is \$150. Client can always opt for full appraisal in lieu of drive-by. Drive-by Appraisal not allowed on 1st lien HELOCs.
Ordered by Spring EQ and charged to borrower at closing.
3. **Full Interior Appraisal** (1004/1025/1073) required when loan amount is >= \$250,000 on all loans, but is also mandatory on all fixed rate HELOANS that are deemed to be Non-QM as well as all 1st lien HELOCs. The cost varies. *Spring EQ Orders all AVM's, Drive-by Appraisals, Full Interior Appraisals, and Collateral Desktop Reviews of Prior-use Appraisals.*
 - a. When the Full Interior Appraisal is ordered by Spring EQ, the borrower receives a payment link sent by Spring EQ's AMC. (This must be paid up-front using the borrower's credit card, **reimbursement to the Broker is not allowed**). All other appraisal product fees will be deducted from the borrower proceeds at closing.

*Full Appraisals are recommended, but not required, if the property is remote or the borrower has done significant improvements that may not show on the courthouse records and would not be reflected on a drive-by.

If you **are** using a previous (prior use) appraisal, the “appraisal waterfall” is:

- **Stand-Alone 2nd:** The borrower only pays for CDA & PCI (Collateral Desktop Analysis & Property Condition Inspection) = cost of \$110.
Ordered by Spring EQ and charged to borrower at closing.
- **Piggyback Combo (Purchase & Refinance**):** We will use the appraisal and outside title company from the new first lien loan.
 - PIWs are not accepted. If PIW, please reference the “*NOT USING a PREVIOUS APPRAISAL*” section above.
 - We will use the new first mortgage appraisal, Spring EQ will obtain the CDA & PCI.
Ordered by Spring EQ and paid by Spring EQ and NOT charged to the borrower at closing.

**We will also be using the new first mortgage outside title company, and they will have their own fees. A FULL ALTA POLICY is required on our loan, but many title companies will provide a “Supplemental Title” Policy. It may piggyback on the new first mortgage title policy, but our loan requires its own title insurance and Closing Protection Letter (CPL).