

Product Support Bulletin



Information for Correspondent Lenders of SunTrust Mortgage, Inc.
December 5, 2014 • COR14-110

Alert

Update

Reminder

Clarification

Training
Information

Preview

VA Allows Existing Model Home Comparables

VA requires either construction exhibits or the use of an existing model home comparable for properties appraised as proposed or under construction.

**Origination
Processing**

Secondary Marketing

Underwriting

Closing Delivery
Funding

Compliance Legal

Other

Effective Dates

Friday, December 5, 2014

VA Fee Appraisers may provide model home comparables for proposed and under construction property appraisals completed prior to or after this date.

Background Information

VA Circular 26-14-23 announced that VA Fee Appraisers are now authorized to use model homes, in lieu of construction exhibits (plans and specifications) to appraise proposed and under construction properties. These requirements do not apply to new construction or existing construction properties.

Bulletin Details

Proposed and Under Construction Properties

VA requires either construction exhibits or the use of an existing Model Home Comparable is are required for properties appraised as proposed or under construction.

An existing Model Home Comparable may be used in lieu of construction exhibits if the model home is:

- fully completed,
- the same plan type as the subject home,
- located in the same market area, and
- readily accessible to the assigned fee appraiser.

If a Model Home Comparable meeting the above requirements is not available construction exhibits are required.

There are no changes to the construction exhibits required when a model home comparable is not available.

Action Required

**Correspondent Lenders,
Originations and Processing, and
Underwriting
Starting, December 5, 2014**

There is no action required. This bulletin is for informational purposes only.

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Bulletin Details, continued

Revised Materials

Click [Veterans Administration VA Loan Program](#) to view the revised material.

Former Guidelines

Previously, only construction exhibits could be used to appraise proposed and under construction properties.

Other Resources

Support Group	Description and Contact Information:
Correspondent Relations Coordinator	Specific questions on applying this procedure to specific loan files. Direct contact information for each correspondent relations coordinator is located in General Section 1.01: The Correspondent Division.
Emerging Banker Account Executive	Specific questions on applying this procedure to specific loan files. Direct contact information for each account executive is located in General Section 1.01: The Correspondent Division.
Product Support	Provides phone and email support on products, policies, and procedures as well as new product rollout and existing product enhancement. Contact Product Support at 800.382.2111.

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