

## TIPS FOR AVOIDING REPORT REVISIONS

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### The most common items that cause revision requests:

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1. **Form 1010A - Environmental Disclosure:** The borrower completed and signed 1010A should be provided to the appraiser by the client/lender prior to the property inspection and must be included in the Addenda.
2. **Form 1020:** Is required for a property with irrigation and must be included in the report Addenda. The borrower completed and signed 1020 should be provided to the appraiser by the client/lender prior to the property inspection.
3. **Engagement Letter:** The client and appraiser signed engagement document, such as the Sample Fee Appraiser Engagement Letter Form 1023A, must be included in the report Addenda. The Farmer Mac Form 1023A may be revised to accommodate the client's/lender's needs, and its use is strongly encouraged as that document includes the two Farmer Mac-related statements that are to be in the appraiser's report certification and the list of forms or other data files that are to be provided to the appraiser at the time of engagement.
4. **Appraisal Report Certification:** Must include the two Farmer Mac-related statements that certify knowledge (at the time of engagement) of Farmer Mac as an Intended User and the Collateral Valuation Supplement. Such knowledge is essential to correctly determine the Scope of Work in the appraisal assignment.
5. **Form 1027B:** For a property with land, buildings and permanent plantings, a completed Allocation Table Form 1027B, or the equivalent, must be included within the body of the report or the Addenda.
6. **Preliminary Title Report:** The preliminary title report should be provided to the appraiser as soon as it is received, allowing the appraiser to confirm the ownership, legal description, life estates, and any exceptions that may impact value.
7. **Leases:** All leases—including but not limited to, land, building, solar, and wind leases—must be provided to the appraiser to be summarized and considered in the valuation.
8. **California Irrigated Properties:** All appraisals of agricultural property in California must include the following:
  - a. The current Sustainable Groundwater Management Act (SGMA) designation for each property, including Groundwater Sustainability Agency (GSA), the basin, the sub-basin, and the current basin priority.
  - b. For any property within a medium or high priority basin, an analysis of the Groundwater Sustainability Plans (GSP) for the basin and the status of the GSP.
  - c. A complete discussion of all surface and groundwater sources, including the established conveyance system and opportunity to transfer water from another source.
  - d. The current and projected annual cost of all ground and surface water in total and on a per farmed acre basis.