

The most common items that cause revision requests:

- Environmental Disclosure Form 1010A. The form, completed and signed by the borrower or party responsible for the property, must be included in the Addenda (should be provided to the appraiser by the client/lender or the borrower at the time of the property visit).
- Lack of the Agricultural Water Supply Questionnaire Form 1020. This form is required for a property with irrigation and must be included in the Addenda. It should be provided to the appraiser by the client/lender or the borrower at the time of the property visit.
- Lack of an engagement document, such as the Sample Fee Appraiser Engagement Letter Form 1023A, included in the 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.
- Appraisal Report Certification lacks 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 determining the Scope of Work in the appraisal assignment.
- For a property with land, buildings and permanent plantings, the lack of a completed Allocation Table Form 1027B, or the equivalent, within the body of the report or the Addenda.

Here are a few other tips on areas that can cause some uncertainty and, at times, prompt a revision request:

- The report includes a reference to the “Competency Provision” in USPAP – The label “Provision” has not been used in USPAP since the 1998 Edition. The label changed to “Rule” in the 1999 Edition. Please check your report templates to see if the “Provision” label still lives in some version and, if it does, update the label to “Rule” for 2022.
- When submitting a revised report, please update the Date of the Report, as well. We have seen replacement reports that have the same date in the letter of transmittal as in the original report, which can cause confusion.
- COVID-19 impact statements – While it may be appropriate to put a notice about the impacts (real or perceived) of the pandemic on the market for property and the scope of work in an assignment, we have seen cases where the statement is included as an Extraordinary Assumption. The COVID-19 impact statement applies to all similar assignments and should not be characterized as an Extraordinary Assumption.

Please rest assured that none of the above is intended to be taken as any criticism of reports seen from appraisers. The tips are only to help avoid revision requests in 2022.