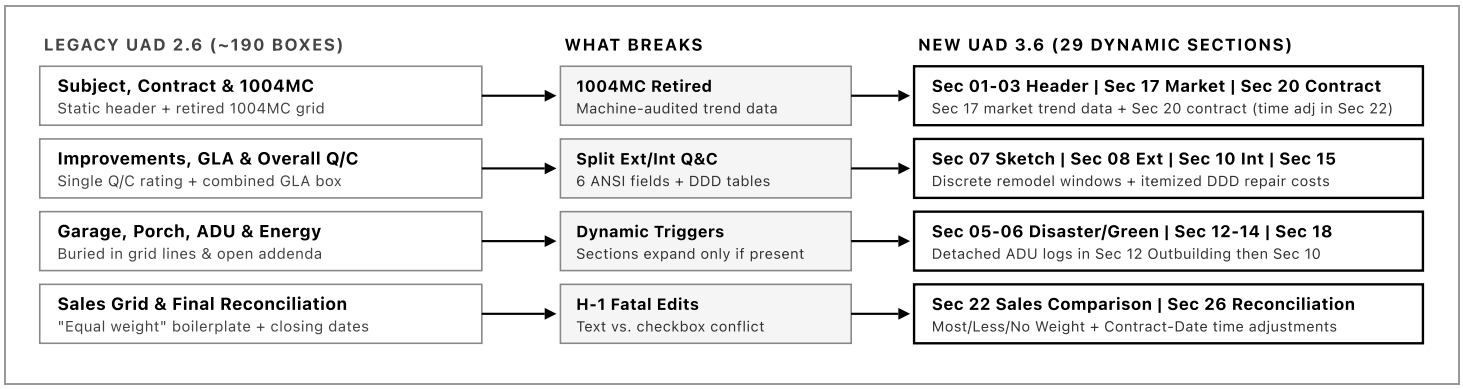
PRINT & TAPE NEXT TO YOUR MONITOR

The UAD 2.6-to-3.6 Quick-Start Sheet

Maps legacy Form 1004, 1073, 1025, and 2055 boxes into the 29-section Dynamic URAR (~190 fields to ~900 fields; ~6% 1-to-1 overlap). Flip to Page 2 for 6 QuickList swaps and the AMC fee quote.



OLD UAD 2.6 BOX (1004 / 1073 / 1025)	EXACT NEW UAD 3.6 DESTINATION (APPENDIX F-1 / G-1)
Subject, Contract & Lender Header	Sec 01 Summary, Sec 02 Assignment Information, Sec 03 Subject Property, Sec 20 Sales Contract
Neighborhood & Retired Form 1004MC	Sec 17 Market (machine-auditable trend support; Marketing Time in Sec 17)
Site, Zoning, Utilities & FEMA Flood	Sec 04 Site + Sec 05 Disaster Mitigation (conditional)
Exterior Materials & Overall Q/C	Sec 08 Dwelling Exterior (independent Exterior Q1-Q6 / C1-C6 + itemized DDD table)
Interior, Rooms, GLA & Basement	Sec 10 Unit Interior (6 ANSI Z765-2021 area fields, remodel windows, Interior Q/C, ADU)
Overall Quality & Condition	Sec 15 Overall Quality and Condition (reconciles Sec 08 and Sec 10; Subject-To C6 stays in Sec 01/26 As-Is while Sec 15 reflects as-repaired)
Garage, Carport & Driveway	Sec 13 Vehicle Storage
Porch, Patio, Deck, Pool & Fence	Sec 14 Subject Property Amenities
Detached Sheds, Workshops & Barns	Sec 12 Outbuilding (also starting point for Detached ADU before Sec 10 detail)
Solar & Green Certifications	Sec 06 Energy Efficient and Green Features (conditional)
Condo / PUD Project Info (Form 1073)	Sec 18 Project Information (appears dynamically when selected)
Prior Sales & Listing History	Sec 19 Subject Listing Information + Sec 21 Prior Sale and Transfer History (Subject 36-mo & Comp 12-mo both in Sec 21)
Sales Comparison Grid	Sec 22 Sales Comparison Approach (Contract-Date time adj, Most/Less/No Weight, Rejected Comps)
Cost & Income Approaches	Sec 23 Rental Information, Sec 24 Income Approach, Sec 25 Cost Approach
Final Reconciliation	Sec 26 Reconciliation (Reasonable Exposure Time here; tied strictly to Sec 22 weights)
Appraiser Certifications & Scope	Sec 29 Certifications and Scope of Work (Standard photos embed inline per section; unallocated exhibits sit in Sec 28)

Reference only. The signing appraiser retains sole USPAP responsibility for final report compliance under Fannie Mae and Freddie Mac UAD 3.6 Appendix F-1, Appendix G-1, and Appendix H-1.

OPEN UAD36_QUICK_COPY_HUB.HTML ON SCREEN FOR 1-CLICK PASTE

6 Dead UAD 2.6 QuickList Swaps & AMC Fee Quote

Scan this sheet to see six legacy UAD 2.6 lines that trigger Appendix H-1 flags. Open the companion file UAD36_Quick_Copy_Hub.html (or UAD36_Copy_Paste_Snippets.txt) on your second monitor for 1-click pasting into TOTAL, ClickForms, ACI, SFREP, or Outlook.

URAR SEC	RETIRED UAD 2.6 QUICKLIST	UAD 3.6 REPLACEMENT (APPENDIX H-1 SAFE)
Sec 22 & 26	"All comparable sales were given equal weight in the final value reconciliation."	"Most weight is placed on Comparable [1], which required the fewest gross adjustments and is the most recent closed sale in the subject's market area. Less weight is placed on Comparables [2] and [3] due to [GLA / condition / location] variance. Comparable [4] is included for bracketing and given no weight."
Sec 07 & 10	"Measurements are approximate and taken from exterior perimeter; bonus room included in GLA."	"Interior and exterior areas were measured to ANSI Z765-2021 standards and reconcile to the Section 07 sketch. The [upper-level bonus room / attic] contains [XXX] sq ft where less than 50% of the floor area meets the 7 ft ceiling minimum (with areas below 5 ft excluded from finished area entirely per ANSI Z765-2021) and is reported as Finished Above Grade (Nonstandard) in Section 10."
Sec 08, 10 & 15	"Subject is in overall C3 condition with no major deferred maintenance noted."	"Exterior condition is rated [C3] in Section 08 and interior condition is rated [C2] in Section 10, reconciling to Overall [C3] in Section 15. Observed physical deficiencies affecting soundness or structural integrity are itemized in the applicable Defects, Damages, and Deficiencies (DDD) table with Affects Soundness or Structural Integrity and Recommended Action, with Estimated Cost to Repair reconciled in Section 26."
Sec 10	"Kitchen and baths were recently remodeled with modern finishes."	"Kitchen cabinetry, countertops, and appliances were updated within the [1 to 5 years] timeframe; primary bath finishes were updated within the [5 to 10 years] timeframe. Remaining kitchen and bath components reflect [Not Updated / 10 or more years], and overall flooring reflects [Fully / Significantly / Moderately / Not Updated] per Section 10 selections."
Sec 10 & 12	"Detached studio / in-law suite area is included in total finished living area."	"The detached Accessory Dwelling Unit is logged as a permanent Outbuilding in Section 12 and detailed as an independent unit in Section 10 containing [XXX] sq ft with separate ingress, kitchen, and bath. It is excluded from the primary dwelling's six area fields and valued separately in Section 22 supported by Comparable [X]."
Sec 17 & 22	"Market is stable per attached 1004MC; no time adjustments were warranted."	"Market trend analysis in Section 17 reflects [increasing / stable / declining] prices at approximately [X.X%] per month over the past 12 months based on [MLS median / paired sales / HPI]. Market condition adjustments in Section 22 are calculated from each comparable's Contract Date to the effective date."

AMC UAD 3.6 Fee & Turn-Time Quote

> **Subject: Fee & Turn-Time Quote | Order #[Order_Number] | [Property_Address] (UAD 3.6 Dynamic URAR)**
>
> Hello [AMC_Order_Desk],
>
> Thank you for sending Order #[Order_Number] for [Property_Address]. Because this assignment requires delivery in the Fannie Mae / Freddie Mac UAD 3.6 Dynamic URAR format, the scope of work expands from ~190 legacy fields to ~900 structured data points, including ANSI Z765-2021 six-field area reconciliation, split Exterior/Interior Q&C ratings, itemized DDD repair tables, Section 17 market trend documentation, and Appendix H-1 XML compliance verification.
>
> My fee for this UAD 3.6 assignment is $[Fee_Amount], with delivery by [Date / Time] following inspection confirmation. Please confirm updated fee approval in the portal so I can lock the inspection slot today.
>
> Best regards,
> [Appraiser_Name], [License_Level] #[License_Number]

Reference only. The signing appraiser retains sole USPAP responsibility for final report compliance under Fannie Mae and Freddie Mac UAD 3.6 Appendix F-1, Appendix G-1, and Appendix H-1.