

# Master Appraisal Report (MAR)

U.S. Department of Housing and Urban Development  
Office of Housing  
Federal Housing Commissioner

OMB Approval No. 2502-0493 (Exp. 03/31/2009)

**Public reporting burden** for this collection of information is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits and voluntary. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. Section 203 of the National Housing Act authorizes the Secretary of the Department of Housing and Urban Development to insure mortgages on an application by an approved mortgagee for appraisal. The Master Appraisal Reports permit the listing of models covering types of individual homes proposed for construction. The information collection sets forth the general and specific conditions that must be met before HUD can endorse a Firm Commitment for mortgage insurance. The information collection is prepared by participating lenders working with developers. HUD has eliminated the need to have a separate Master Appraisal Report on individual properties, now the report can cover up to five or more models within a specific subdivision. While no assurances of confidentiality are pledged to respondents, HUD generally discloses this data only in response to a Freedom of Information request.

1. HUD Mortgagee Number	2. MAR Number
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**Section A. General**

3. MAR for Mortgage Insurance of a Group of Proposed Construction Properties Under The National Housing Act: <input type="checkbox"/> Section 203(b) <input type="checkbox"/> Section (specify) _____	4. Name and Location of Project <input type="checkbox"/> VA or FmHA Approved <input type="checkbox"/> Builder Certification <input type="checkbox"/> Improved Area
5. Name and Address of Lender	6. Name and Address of Builder

**For DE Use Only**

7. Issued	Expires	<input type="checkbox"/> Includes Attachment 1 which contains alternates or variations	8. Signature of DE Underwriter	ID #
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9. Property Data					10. Monthly Expense Estimates*		
House Type	Improved Living Area	Estimate of Value	Maximum Mtg. Amt.	Closing Costs (Est.)	Fire Insurance	Taxes	Homeowners Association Charge

\* The estimates of fire insurance, taxes, homeowners association charge and closing costs are furnished for lender's and borrower's information. These estimates must be used to prepare form HUD-92900, Application for Mortgage Credit Analysis.

**Section B. Information**

General Conditions	Specific Commitment Conditions (Applicable when checked)
<b>1. Maximum Mortgage Amount and Term:</b> <b>(a) Occupant Mortgages.</b> Mortgage amount and terms assume satisfactory owner-occupant borrower(s). They may be changed depending upon rating of borrower, his/her income and credit. <b>(b) Changes.</b> Direct Endorsement (DE) Underwriter may, after reviewing any pertinent information, change the mortgage amount and term. <b>2. Approval of Borrower.</b> A determination for approval will be based upon receipt of acceptable application for mortgage credit analysis. <b>3. Validity Period.</b> This document expires twelve months from the date of issuance and includes all "proposed" construction, "under-construction", and "existing" properties less than 1 year old. <b>4. Proposed Construction Definition.</b> This document or an "early start" letter must be issued before beginning construction (placing a foundation), otherwise lower loan-to-value financing will be applied and maximum mortgage amounts reduced accordingly unless construction exhibits are certified by builder as meeting applicable Codes and HUD requirements and are covered by a HUD approved insured 10-year protection (warranty) plan. A shorter period may be imposed by the DE Lender if the insuring risk is increased. <b>5. Cancellation</b> may occur after 60 days from date of issuance if construction of dwellings has not begun. <b>6. Property standards.</b> All construction proposed in the application or on the construction exhibits returned herewith must equal or exceed applicable Codes and HUD requirements.	<b>1. Submit the following applicable information:</b> <input type="checkbox"/> <b>Builder Certification.</b> (also required in areas with insufficient government controls for development as designated by the Field Office <input type="checkbox"/> <b>Improved Area:</b> Furnish a statement from local government authority that it has accepted, or will accept, for continuous maintenance streets, water and sewerage systems, and will provide other public services. <b>2. Builder's Warranty</b> <input type="checkbox"/> Builder must execute form HUD-92544. Provide to purchaser at closing. <b>3. Property Inspections.</b> Builder or mortgagee must notify <b>assigned</b> inspector as stated below. Unless instructed otherwise, builder may proceed with construction uninterrupted after adequate notification. <div style="border: 1px solid black; padding: 2px; margin: 5px 0;">Name of Fee or Staff Inspector:</div> <div style="border: 1px solid black; padding: 2px; margin: 5px 0;">Telephone:</div> <input type="checkbox"/> <b>(a) Initial Inspection.</b> Required before "beginning of construction" with forms in place. Give two workdays' notice to Inspector. <input type="checkbox"/> <b>(b) Frame Inspection.</b> Required when building is enclosed and framing, plumbing, heating, electrical and insulation is complete and visible. Give one workday notice to inspector. <input type="checkbox"/> <b>(c) Final Inspection.</b> Required when construction is complete and property is ready for occupancy.

<b>For HUD Use Only:</b> for concurrence of Direct Endorsement Processing of a Master Appraisal Report. If signed, this may be considered a HUD conditional commitment for conversion to Department of Veterans Affairs.	Signature of HUD Authorized Agent _____ Date _____
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**Section B. Information (cont.)**

**4. Specific Conditions:** (Applicable when checked):

- Health Authority Approval.** Local Health Authority must complete form HUD-92573 indicating acceptable installation of individual water supply and/or sewage disposal system. (Approval letter or Health Authority form may be used.)
- Prefabricator's Certificate.** Lender must provide when required by related Structural Engineering Bulletin, Regional Letter of Acceptance and/or Categories I, II or III for manufactured housing.
- Termite Control.** If soil poisoning is used, furnish original and two copies of form HUD-92052, Termite Soil Treatment Guarantee.
- Carpet Identification** (as listed in Certified Products Directory) and manufacturers recommended maintenance program must be provided to homebuyer.

- Manufacturers Warranties** must be provided covering Heating/Cooling systems (i.e., Hot Water Heater, Appliances, etc.)
- Insulation Certificate** must be posted in a conspicuous location in the dwelling.  
The HUD accepted Insured Ten-year Protection (Warranty) Plan must be executed between builder and homebuyer.
- Certificate of Occupany** or Letter of Acceptance from local authority must be submitted with closing papers, when only a final inspection is required.
- See attached sheet of additional requirements.
- Other:

**Section C. Schedule of Properties**

Case Number	Lot and Block	House Type	Lot Value Adjustment	Case Number	Lot and Block	House Type	Lot Value Adjustment