



Correspondent Collateral Underwriter (CU) Process Flow

CORRESPONDENT



Correspondent-Collateral Underwriter (CU) Process Flow

General: Collateral Underwriter (CU) is used to manage appraisal and valuation risk as part of the underwriting and quality control process. Using CU identifies appraisals with a heightened risk of property eligibility, overvaluation, or appraisal quality issues.

CU performs a comprehensive analysis of 1004 (Single Family Appraisal Report) and 1073 (Condominium Appraisal Report) appraisals submitted to the Uniform Collateral Data Portal (UCDP) and provides real-time feedback with risk scores, risk flags and messages.

ACRA Policy: Appraisals with CU Risk Score of 2.0 or less qualify for loans to bypass manual appraisal review by the Valuation Department. Reviewing the appraisal for compliance acceptance will still be conducted by the Valuation Department.

Fannie Mae Proprietary Edit Findings									
FNM1000	N/A	N/A	Appraisal	The Collateral Underwriter Risk Score is 1 on a scale of 1 to 5 where 5 indicates highest potential collateral risk. A score of 999 indicates no Collateral Underwriter Risk Score available.	Warning	N/A	N/A	N/A	

Appraisal with CU Risk Score of 2.1 or greater will follow current process requiring the Valuation Department to manually review the appraisal in detail rendering the necessary conditions to meet approval along with the compliance review.

Fannie Mae Proprietary Edit Findings									
FNM1000	N/A	N/A	Appraisal	The Collateral Underwriter Risk Score is 2.6 on a scale of 1 to 5 where 5 indicates highest potential collateral risk. A score of 999 indicates no Collateral Underwriter Risk Score available.	Warning	N/A	N/A	N/A	

1. BDA to save appraisal xml file in Box for Set up.
2. Set up to upload appraisal xml to shared drive including loan number and borrower's name.

Network > file-server > operations > Citadel Servicing Corp > Originations > Correspondent > Corr CU			
Name	Date modified	Type	
2204068879 Smith_UAD_XML.XML	6/10/2022 4:26 PM	XML Document	

3. Valuation Department will retrieve to process the UCDP Submission Summary Report (SSR).



Fannie Mae

UCDP Submission Summary Report (SSR)			
Doc File ID	1101FE2810	Report Date/Time	06/10/2022 18:52:07
Document File Status (FNM)	Successful	Seller/Service Number	345750002
Lender Name	Citadel Servicing Corporation	Lender Loan Number	5003460

Appraisal 1			
Original Submitted Date/Time	05/31/2022 19:33:49	Document Status	Successful
Number of Resubmissions	0	Form Type	FNM 1004/FRE 70
Last Submission Date/Time	05/31/2022 19:33:49	Appraised Value	\$311000
Subject Address	561 Harris Dr, McDonough, GA 30252	Appraisal Effective Date	2022-05-26
		Supervisory Appraiser	
Appraiser	Raymond B. Gray, ASA, IFA, IFAS GA / CG572	Borrower Name	Karen Wright
Comps	Comp Address	Adjusted Sale Price	
Comp1	1169 Stroud Rd, McDonough, GA 30252	\$306425	
Comp2	531 Kibbee Rd, McDonough, GA 30252	\$321825	
Comp3	635 Turner Dr, McDonough, GA 30252	\$389800	
Comp4	2955 Peeksville Rd, Locust Grove, GA 30248	\$241500	

UCDP Basic Edit Checks									
Message ID	Form Section	Form Field Name	Property Affected	Full Message Description	Severity	Override Request Reason	Override Decision Reason	Override Decision Date/Time	
No findings returned									
UAD Compliance Findings									
No findings returned									

Fannie Mae Proprietary Edit Findings									
FNM1000	N/A	N/A	Appraisal	The Collateral Underwriter Risk Score is 2.6 on a scale of 1 to 5 where 5 indicates highest potential collateral risk. A score of 999 indicates no Collateral Underwriter Risk Score available.	Warning	N/A	N/A	N/A	
FNM1002	N/A	N/A	Appraisal	There is a heightened risk of appraisal quality issues.	Warning	N/A	N/A	N/A	
FNM0610	N/A	N/A	Appraisal	The appraiser's wide range of adjusted sales prices can indicate inadequate adjustments. Review the appraiser's explanation for the wide range and validate the appraiser's reconciliation.	Warning	N/A	N/A	N/A	
FNM0198	N/A	N/A	Subject	The Appraisal Assignment Type and the data collection details must be present for this Form Type.	Warning	N/A	N/A	N/A	