

## **List of Common SAR Errors, Omissions, and Deficiencies**

Below is a list of SAR errors, omission, and deficiencies often found by VA RLC staff when auditing SAR appraisal reviews and NOVs. This list is not exhaustive nor are the items listed in order of importance or frequency.

- 1. For purchase or sales transactions, a complete copy of purchase agreement or sales contract was not uploaded with appraisal report in WebLGY. SAR did not contact appraiser to have complete copy of purchase agreement/sales contract uploaded in WebLGY.**
- 2. Sales Comparison Approach analysis (market grid) had significant adjustment errors, omissions, or inconsistencies. SAR did not contact the appraiser to have them correct or address comparable adjustment issues.**
- 3. Notice of Value issued by SAR exceeded established VA timeliness standards (within 5 business-days of appraisal upload in WebLGY). SAR did not provide adequate explanation or justification for delay in issuing NOV in WebLGY processing notes.**
- 4. As required by VA, a copy of the VA fee appraiser's invoice was not included in appraisal report uploaded in WebLGY. SAR did not contact appraiser to have the VA appraisal report re-uploaded in WebLGY with copy of appraiser's invoice.**
- 5. NOV Item #10 Repairs did not require VA Minimum Property Requirement (MPR) repairs indicated in appraisal or Notice of Value incorrectly required "cosmetic" non-MPR repairs.**
- 6. Value was not adequately supported by analysis of closed comparable sales in Sales Comparison Approach analysis or Value was not supported by range or bracket of adjusted sales prices of comparables. SAR should have contacted the appraiser to address or correct.**
- 7. Appraisal report or FNMA Form 1004MC (Market Conditions Addendum) had missing or conflicting market, trending, sales, or listings data or information.**
- 8. Room count in appraisal (URAR) is inconsistent with room count on Sketch.**
- 9. NOV Item #3 Lien Supported Assessment not checked and no PUD/Condo Homeowner Association (HOA) dues were shown. HOA dues were indicated in the appraisal.**

- 10. NOV Item #5 Individual Water (well) and/or Sewage System (septic) Acceptability was either not appropriately checked or incorrectly required.**
- 11. Subject property sales concessions or concessions reported in comparable sale transaction(s) were not adequately addressed or adjusted.**
- 12. There were missing or incorrect photographs of the subject property or comparable sales.**
- 13. NOV Item #2 Wood Destroying Insect Information was not appropriately checked or it was incorrectly required.**
- 14. Subject is new construction. NOV requirements incorrectly imposed. NOV Item #1 Energy Conservation Improvements is N/A. SAR should review applicable requirements re: NOV Items #12, 13, 14, 15, and 19 in VA Lenders Handbook, Chapter 13 (Value Notices):**  
**[http://www.benefits.va.gov/warms/pam26\\_7.asp](http://www.benefits.va.gov/warms/pam26_7.asp)**
- 15. VA appraisal report was not completed within the VA appraisal timeliness standards established by VA RLC of jurisdiction:**  
**[http://www.benefits.va.gov/homeloans/fee\\_timeliness.asp](http://www.benefits.va.gov/homeloans/fee_timeliness.asp)** SAR did not contact appraiser for additional comments included in report to explain appraisal delays.