VERO BEACH MARKET ANALYSIS

The New Appraisal Form Arrived November 2. In Vero Beach, It Matters Most at the Margins

UAD 3.6, the first overhaul of the standard home appraisal in more than fifteen years, is now mandatory for loans sold to Fannie Mae and Freddie Mac. In a market where most homes close in cash, its real effect falls on two groups: financed buyers near the $832,750 conforming line, and sellers whose hurricane hardening finally has a place on the form.

By Ben Bryk · November 12, 2026 · Vero Premier Properties



The Vero Beach barrier island along State Road A1A, where most transactions close in cash.

What changed on November 2, 2026

As of November 2, 2026, every new appraisal report submitted to the Uniform Collateral Data Portal for a loan sold to Fannie Mae or Freddie Mac must use the Uniform Appraisal

Dataset 3.6 and the redesigned Uniform Residential Appraisal Report. It replaces the UAD 2.6 format and the familiar Form 1004 that appraisers have filed since the last redesign.

The difference is structural. The old report leaned on narrative paragraphs. The new one is a dynamic, data-driven form with drop-down menus, checkboxes and conditional fields that appear only when they apply to the property. Appraisers can now grade individual rooms and record specific upgrades, such as a remodeled kitchen or new flooring, that the old form tended to flatten into a single condition rating.

There is a transition window. Lenders may continue to submit revisions to existing UAD 2.6 reports through May 19, 2027, and the agencies granted a one-time exception to some lenders that sell directly to them and could not finish implementation on time.

> **NOV. 2, 2026**
>
> UAD 3.6 MANDATORY FOR NEW FANNIE MAE AND FREDDIE MAC APPRAISAL SUBMISSIONS

Why most Vero Beach buyers will never see the new form

An appraisal is a lender's requirement, not the buyer's. The lender orders it to confirm the home is worth at least what it is lending. A buyer paying cash has no lender, so there is no mandated appraisal and no UAD 3.6 report, though a cash buyer can still commission one for their own diligence.

That matters here more than in most markets. Miller Samuel's survey for Douglas Elliman reported that 76.1% of Vero Beach single-family sales in the second quarter of 2025 closed in cash, up from 75.0% a year earlier.

The appraisal overhaul getting national headlines is, for a large share of transactions in 32963, a non-event. The question is who sits in the other quarter.

> **76.1%**
>
> OF VERO BEACH SINGLE-FAMILY SALES CLOSED IN CASH, Q2 2025 (MILLER SAMUEL / DOUGLAS ELLIMAN)

> *“The appraisal overhaul getting national headlines is, for most of 32963, a non-event. For the financed buyer and the hurricane-hardened seller, it is the whole story.”*
>
> — Ben Bryk

The $832,750 line decides who is affected

UAD 3.6 governs loans sold to Fannie Mae and Freddie Mac, which means conforming loans. For 2026, the Federal Housing Finance Agency set the one-unit conforming limit at $832,750, and Indian River County carries that baseline figure.

A buyer financing a mainland home, a new-construction home west of U.S. 1, or a condominium with a loan at or below that number is squarely in UAD 3.6 territory. A buyer financing an island estate with a jumbo loan above it is not covered by the agency mandate itself. Jumbo lenders set their own appraisal standards, and many already follow agency formats, so ask the lender which report they will order. FHA has announced its own, separate move to UAD 3.6.

In practice, the new form lands hardest on first-time and move-up buyers, retirees financing a portion of a purchase, and second-home buyers using conventional financing. These are the buyers least able to absorb a delay at closing.

> **$832,750**
>
> 2026 ONE-UNIT CONFORMING LOAN LIMIT, INDIAN RIVER COUNTY (FHFA)



A new-construction model kitchen in Vero Beach. Under UAD 3.6, finishes like quartz counters and waterproof flooring can be recorded room by room.

What it costs financed buyers during the transition

The buyer almost always pays for the appraisal, usually through closing costs. Early data suggests the new format costs more while the industry adjusts. Clear Capital, a valuation technology firm, reported through National Mortgage Professional an average fee increase of $65 in markets with enough volume to compare the two formats. Michael Farrell, president of the National Association of Mortgage Brokers, told Scotsman Guide that older reports were pricing near $550 while modernized reports could run closer to $850 because so few appraisers are fully onboarded.

The larger exposure is time. If an appraisal is delayed past a rate-lock expiration, extension fees commonly run 0.125% to 0.25% of the loan balance per 15-day period. On a $450,000 loan, that is roughly $560 to $1,125 for each extension. Michael Mignogna, president of the Appraisal Institute, has said turnaround times should improve as appraisers move along the learning curve, and that lock extensions matter mainly when rates are uncertain or rising.

The long-run promise is the reverse: a standardized, machine-readable report should mean fewer lender kickbacks for corrections and faster approvals. That benefit arrives later. The fees arrive now.

> **+$65**
>
> AVERAGE APPRAISAL FEE INCREASE UNDER UAD 3.6 IN COMPARABLE MARKETS (CLEAR CAPITAL)

The Florida detail: a Disaster Mitigation section

For Vero Beach sellers, the most consequential change is a new section of the report. Fannie Mae's appraiser guidance describes Disaster Mitigation as a dedicated section capturing property features designed to prevent or reduce the impact of disasters, with examples such as impact-resistant glass, fortified roofs and storm shelters. A companion section records energy-efficient and green features. Appraisers may add commentary and photographs alongside the list.

Under the old form, a homeowner's investment in impact windows, a newer roof with upgraded straps, or a whole-house generator could disappear into a general condition rating. The new form gives those features their own line in the record lenders read. Whether a specific feature moves the final number still depends on comparable sales that show the market paying for it. Mignogna cautions that comparable sales often carry less data than the subject property, so expectations should be tempered.

Still, a feature that is never recorded cannot be credited. Along the Treasure Coast, where insurers already price wind mitigation, that record is worth building.

How Vero Beach sellers and buyers should prepare

Sellers: assemble the paper before the appraiser arrives. That means the wind mitigation inspection report, impact window and door product approvals, roof permit and installation date, HVAC and water heater install dates, generator and solar documentation, and a list of renovations with dates and permits. Mignogna advises owners to expect more questions

during the inspection and to have the information ready if no one who knows the house can be present. For new construction, ask the builder for the specification sheet on windows, roof and flooring.

Financed buyers: ask your loan officer at application whether the lender's appraisal management company is fully onboarded to UAD 3.6, what the appraisal fee will be, and how long the lock runs. Build appraisal time into the contract timeline rather than assuming the historical turnaround. If your purchase is close to $832,750, ask whether a larger down payment or a jumbo product changes which appraisal is ordered.

Cash buyers: the mandate does not apply to you, but an independent appraisal on a high-value purchase remains inexpensive insurance, and a UAD 3.6 report will now give you a more granular record of what you are buying.

Frequently Asked Questions

What is UAD 3.6 and when did it take effect?

UAD 3.6 is the updated Uniform Appraisal Dataset from Fannie Mae and Freddie Mac, paired with a redesigned Uniform Residential Appraisal Report. It became mandatory for new appraisal reports submitted on or after November 2, 2026, for loans sold to the two agencies. It replaces narrative-heavy reports with structured, data-driven fields, including room-by-room ratings.

Do cash buyers in Vero Beach need a UAD 3.6 appraisal?

No. The appraisal is required by the mortgage lender, so a cash purchase has no mandated appraisal and no UAD 3.6 report. Cash buyers can still order an independent appraisal. That applies to a large share of Vero Beach sales: Miller Samuel reported 76.1% of single-family sales closed in cash in the second quarter of 2025.

Does UAD 3.6 apply to jumbo loans in Indian River County?

The agency mandate covers conforming loans sold to Fannie Mae and Freddie Mac. In Indian River County the 2026 one-unit conforming limit is $832,750. Loans above that are jumbo loans, whose lenders set their own appraisal standards, so buyers should ask which report format their lender will order.

Will impact windows and a new roof raise my Vero Beach home's appraisal under UAD 3.6?

UAD 3.6 adds a Disaster Mitigation section that records features such as impact-resistant glass and fortified roofs, so they are documented rather than folded into a general condition rating. Whether they raise the appraised value depends on comparable sales showing buyers pay for those features. Sellers should give the appraiser the wind mitigation report, product approvals and permit dates.

How much does an appraisal cost under UAD 3.6?

Costs vary by market. Clear Capital reported an average increase of about $65 in markets where it could compare the old and new formats. The president of the National Association of Mortgage Brokers cited reports near $550 under the old format and closer to $850 for modernized reports during the transition.

YOUR VERO BEACH ADVISORS

Ben Bryk & J. Vance Brinkerhoff



Ben Bryk

Co-Founding Principal

772.713.9455

benthereal estateguy@gmail.com



J. Vance Brinkerhoff

Co-Founding Principal, Broker

772.913.3426

vanco2@msn.com

COLDWELL BANKER PARADISE

Vero Premier Properties, team of Coldwell Banker Luxury

4265 A1A, Suite 3, Vero Beach, FL 32963 · 772.713.9455

floridaeastcoastluxuryhomes.com

grandharborhomesverobeach.com