



Features

- Provides system messages with real-time feedback on compliance with FHA appraisal file format and data integrity policies.
- Leverages industry data standards, systems, and processes.
- Links appraisal reports submitted through the portal to data in FHA Connection (FHAC).

Benefits

- Identifies appraisal data and compliance issues up-front.
- Reduces error rates before endorsement.
- Mirrors, in large part, the electronic appraisal technology currently used for conventional mortgages, providing process consistency.
- Pre-populates the FHAC Appraisal Logging Screen, streamlining data entry processes.

Resources

Find additional resources on FHA's EAD resources web page at http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/lender/origination/ead

- EAD Administrator Role Fact Sheet.
- Pre-recorded, self-paced EAD Lender User and Lender Admin Training.



Electronic Appraisal Delivery Portal: EAD Overview

The Federal Housing Administration's (FHA) Electronic Appraisal Delivery (EAD) portal is a web-based technology system that enables electronic transmission of appraisal reports to FHA from FHA mortgagees and/or their designated third-party service provider(s) prior to loan endorsement. Through the EAD portal, mortgagees can simultaneously submit multiple appraisal reports, search for previously submitted appraisal report files, clear "hard stops", and view reports. The portal is hosted by CounterTrade/Veros, FHA's EAD portal technology provider, with direct access at ElectronicAppraisalDelivery.com. Mortgagees must use the EAD portal for all appraisal reports submitted to FHA for new originations for case numbers assigned on and after June 27, 2016.

Access and Roles

FHA-approved mortgagees and their designated third-party service providers can access the EAD portal via the portal's URL, or, mortgagees can build a direct system-to-system integration between their loan origination or production systems and the portal.

There are three main EAD portal roles: EAD User, EAD Read-Only User, and EAD Administrator. Based on the role assigned by the mortgagee within EAD, users can access the portal to submit; search; correct data errors and omissions; and view reports of appraisal submissions. The EAD Administrator within a mortgagee's organization can add users, manage user access rights, change passwords, change user roles, revoke user access, and establish designated third-party service provider relationships.

Establishing a Presence in the EAD Portal

To begin using the EAD portal, mortgagees should begin by reviewing FHA's *Onboarding to the EAD Portal Quick Start* fact sheet available at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/lender/origination/ead.

| EAD Portal Features | |
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| <p>System Messages with Real-Time Feedback</p> | <p>The EAD portal checks appraisal submissions against FHA appraisal data requirements and provides error messages and/or warning notifications for mortgagees to review and/or remedy.</p> <ul style="list-style-type: none"> Detailed status messages indicate successful or unsuccessful submissions. Only successful submissions are transmitted to FHA. “Hard stop” messages are built into the portal and indicate data errors that must be resolved before the submission can be successfully transmitted, thus avoiding data conflicts between the EAD portal and FHAC. Additional error messages will allow a submission to be transmitted, but indicate possible data discrepancies that mortgagees may need to address. <p>With many data and compliance issues identified up front, mortgagees can correct issues before endorsement, saving time and resources.</p> |
| <p>Leverages Industry Data Standards and Processes</p> | <p>The EAD portal is built using the Mortgage Industry Standards Maintenance Organization (MISMO) 2.6 XML format with embedded PDF. By mirroring, in large part, the electronic appraisal technology and processes currently used for conventional mortgages, the EAD portal supports process efficiencies and consistency, while minimizing adoption challenges for many mortgagees.</p> |
| <p>Shared Data Between FHA Systems</p> | <p>When transmitting data to FHA through the EAD portal, <u>some</u> of this data will also be auto-populated in FHAC’s Appraisal Logging Screen, reducing manual data entry. The EAD portal and FHAC share key data elements, including:</p> <ul style="list-style-type: none"> FHA Case Number; Lender Loan Number; Lender Associated with FHA Case Number; FHA-approved Appraiser Validation and Status; and Property-specific Appraisal Data Submitted via EAD. <p>Once an appraisal is submitted to FHA via the EAD portal, it becomes the appraisal of record for the transaction. Subsequent updates to the appraisal must be submitted through the EAD portal.</p> |
| <p>Access to Submitted Appraisal Data and Reports</p> | <p>The EAD portal will maintain appraisal data and reports for 90 days from the date of submission.</p> |

