

Request for Reasonable Value Ordering Data Fields

1. **Purpose.** The Department of Veterans Affairs (VA) is publishing this Circular to inform the lending industry of updates to the WebLGY Request Single Property Appraisal user interface (UI) consistent with recent revisions to VA Form 26-1805.

2. **Background.** In July 2022, Loan Guaranty Service (LGY) released¹ an updated version of VA Form 26-1805, *Request for Determination of Reasonable Value*. The revisions ensure the form complies with certain formatting requirements, eliminate unnecessary data fields, and add new data fields to collect information necessary to improve appraisal processing. VA is incorporating these revisions into corresponding web-based technology for use by lenders, servicers, and appraisers.

3. **Effective date.** Effective the date of this Circular, VA will collect information on revised VA Form 26-1805, *Request for Determination of Reasonable Value*, for all new appraisal requests via the WebLGY Request Single Property Appraisal UI screen.

4. Instructions for Certain Revised Data Fields:

a. # of pages in Sales Report:

(1) Conditionally required on Lender Appraisal Processing Program (LAPP) and Independent (IND) if Appraisal Request screen field 3G. *Sale or Refinance* is populated with "Sale Price."

(2) Not required for Servicer Appraisal Processing Program (SAPP), Liquidation (LGI).

b. Tidewater POC (Name, Phone and Email Address)

(1) Conditionally required on LAPP and IND if Appraisal Request screen field 3G. *Sale or Refinance* is populated with "Sale Price."

(2) Not required for SAPP or LGI

c. Veteran POC (Name, Phone and Email Address)

(1) Required on all LAPP and IND appraisals.

(2) Not required for SAPP or LGI appraisal types.

d. Special Instructions (under Section 3. Property Information).

(1) This new, optional field will allow lenders and servicers to provide any special instructions or information to the appraiser that may assist in appraisal processing.

¹ See VA Form 26-1805, available at <https://vbaw.vba.va.gov/bl/20/cio/20s5/forms/VBA-26-1805-ARE.pdf>.

(2) Lenders requesting a Desktop Appraisal and/or Exterior-only Appraisal pursuant to VA Circular 26-22-13² should include a note in this section “Desktop or Exterior-only Appraisal Requested” or “Exterior-only Appraisal Requested.”

5. Questions. For questions or comments about the updated VA Form 26-1805 or the Request Single Property Appraisal screen, please contact a VA Staff Appraiser at 1-877-827-3702, between the hours of 8:00 AM and 6:00 PM Eastern time.

6. Paperwork Reduction Act. The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. § 3501-3520) and assigned OMB control number 2900-0045. In accordance with the Paperwork Reduction Act, VA may not conduct, or sponsor and a person is not required to respond, to a collection of information unless the collection displays a currently valid OMB control number.

7. Rescission. This Circular does not rescind until superseded by policy.

By Direction of the Under Secretary for Benefits

John E. Bell, III
Executive Director
Loan Guaranty Service

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² See VA Circular 26-22-13 at https://www.benefits.va.gov/homeloans/resources_circulars.asp.