

THDA LENDER NOTICE: #2026-13

May 11, 2026

SUBJECT: Appraiser Independence Requirements.

Originating Agents must comply with Fannie Mae and Freddie Mac Appraiser Independence Requirements by having written controls in place that keep the appraisal function separate from sales staff, that allow for the selection of qualified appraisers based on location and expertise, and prevent anyone from influencing appraisals through improper means. Appraisers must be state-licensed or certified and follow USPAP and relevant GSE guidelines.

THDA is updating its Originating Agent guide with these requirements. Originating Agents are responsible for selecting, hiring, and compensating appraisers according to THDA and GSE standards.

Effective immediately, new lenders must submit appraisal compliance documentation as outlined above during their application to become an approved Originating Agent with THDA. Existing Originating Agents will provide this documentation during the 2027 renewal period.