



# Real Estate Appraisal Report Writing Syllabus

**Course Hours:** 14

## Instructional Mode

Distance Education

## Textbooks / Learning Resources

- *Understanding the Uniform Residential Appraisal Report*, online text
- Uniform Appraisal Dataset (UAD) Abbreviations
- Uniform Residential Appraisal Report (URAR) Form

## Course Description

The Real Estate Appraisal Report Writing course is designed to give the beginning appraiser an introduction to the Uniform Residential Appraisal Report form and the requirements to follow when completing it. This course will focus on the Fannie Mae 1004 form for residential real estate, which is the most common type of property that a new appraiser will encounter. It also covers the Uniform Appraisal Dataset (UAD) that must be applied in each URAR report.

## Course Objectives

After completing this course, you will be able to:

1. Identify the use of the URAR form and the Uniform Appraisal Dataset for its completion.
2. Identify the components of Page 1 of the URAR form in relation to the Subject, Contract, Neighborhood, Site, and Improvement Sections along with the Uniform Appraisal Dataset.
3. Distinguish among the Sales Comparison Analysis and Reconciliation Sections on Page 2 of the URAR Form.
4. Distinguish among the Cost Approach, Income Approach, and PUD Information Sections on Page 3 of the URAR form.
5. Recall the form used to report current market trends and conditions for the subject property.
6. Complete a Uniform Residential Appraisal Report using provided data.

## Course Time Frame

Students must spend a minimum of 14 classroom hours\* in this course. Access to specific assignments will be restricted to ensure that students accumulate the required seat time.

\*A classroom hour is defined as 50 minutes for each clock hour the course is approved.

## Grading/Evaluation Policy

Performance is measured by successful completion of online lesson exercises, quizzes, and examinations. To successfully complete this course, students must complete: 4 units including all reading and exercises, and successfully pass 4 unit exams. A minimum passing score of 70% or better is required on all assignments. Assignments with scores below 70% must be retaken until the score meets or exceeds 70%.

## Contact Information

**Help Ticket:** [www.alliedschools.com/support.shtml](http://www.alliedschools.com/support.shtml)

**Instructional Support Toll Free:** 888-751-2303

**Student Services Toll Free:** 888-925-4282

**International:** 949-707-5044

**Fax:** 800-898-9188

**Hours:** Monday - Friday, 7:00 a.m. to 6:00 p.m. PST



*Real Estate Appraisal  
Report Writing*  
**Syllabus**

**Course Outline and Grading Criteria**

<b>Unit Title</b>	<b>Hours</b>	<b>Assignment Title</b>	<b>Points Possible</b>	<b>Required to Pass</b>
1: All About the URAR	2.25	Unit Exam	10	7
2: Page 1 of the URAR	5.25	Unit Exam	10	7
3: Page 2 of the URAR	3.75	Unit Exam	10	7
4: Page 3 of the URAR and Market Conditions Addendum	2.75	Unit Exam	10	7
<b>Total</b>	<b>14.00</b>		<b>40</b>	<b>28</b>

**Student Integrity and Academic Honesty Policy**

Allied Schools strives to encourage a spirit of honesty and integrity. This policy was created to foster a climate that promotes the most stringent academic standards. Violations of this policy will be dealt with using fair and consistent methods. Committing one or more of the following actions is considered unacceptable and constitutes a violation of this policy:

- Intentionally using or attempting to use unauthorized materials in any academic exercise;
- Intentionally aiding or attempting to aid another student to commit any act of academic dishonesty;
- Bribing or attempting to bribe, or making threats against any individual, with the intention of affecting a grade or an evaluation of academic performance;
- Falsifying any documents;
- Accessing the institution’s computer systems or files without proper authorization.