



Rural Development

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Acting Administrator

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TO: State Directors
Rural Development

ATTN: All Single Family Housing Direct
State and Field Employees

FROM: Christine Mechtly
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SUBJECT: FY 2025 Single Family Housing Direct Programs
Origination Appraisals

PURPOSE:

Single Family Housing Direct (SFHD) appraisal fee will remain at \$775 and the conditional commitment fee at \$850. The fees reflect current appraisal market research for origination appraisals in rural areas and incorporates the average cost of appraisals under the program's nationwide contracts with Appraisal Management Companies (AMCs).

BACKGROUND:

The calculations for the appraisal fee took into consideration the second-year scheduled fees charged under the current contract. The standard fee will continue to be assessed at least annually and remain subject to change, so that fees more closely align with the Agency's actual costs. SFHD is not charging based on loan amount or property value.

EXPIRATION DATE:
May 31, 2026

FILING INSTRUCTIONS:
Housing Programs

IMPLEMENTATION RESPONSIBILITIES:

The appraisal fee will continue to be collected at loan closing and is the fee in effect at the time of loan approval and obligation.

To ensure compliance with the Truth in Lending Act and Real Estate Settlement Procedures Act Integrated Mortgage Disclosures' (TRID), effective as of the date of this memorandum Field Staff must ensure all Loan Estimates (LE) issued upon obligation (i.e. rate lock) reflect the appraisal fee in effect with this memorandum.

A conditional commitment fee of \$850 should be collected for conditional commitment applications.

For any questions regarding this memorandum, please contact Evelyn.suarez@usda.gov or Brian.hudson@usda.gov. A copy of this memorandum will be placed in the [Single Family Direct Training Hub in the Appraisal Training folder](#).