



Aivre Photos and Images for UAD 3.6

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Revision History

Version	Date	Section of This Document	Description
1.4	8/12/2026	Vision and Ultra Users	Use this document to verify that all photos and images were placed into the correct section during the AI Autofill process.
		URAR	- Updated for GSE publication Photo and Images Requirements 6/23/2026 - Assignment Information Exhibits (Additional Guidance and Aivre Instructions) - Site Exhibits (Additional Guidance). Also fixed typo "Site Exhibit" in Aivre Instructions. - Dwelling Exterior Exhibits (Additional Guidance) - Unit Interior room photos (Is Photo or Image Required). Also added clarifications about room photos in Aivre Instructions. - Unit Interior Exhibits (Additional Guidance) - Outbuilding Exhibits (Additional Guidance) - Market Exhibits (Additional Guidance) - Sales Contract (Additional Guidance) - Supplemental Information (Additional Guidance) - Clarified what to do when the Legal Description image is more than one page. - Subject Property, Legal Description (Additional Guidance and Aivre Instructions) - Aivre Sketch will autopopulate area fields if desired; also applies to Floor Plan. - Clarified where to upload additional Outbuilding Front photos. - You can automatically add the Weighted Sales Method chart to Sales Comparison Approach Exhibits.
1.3	6/19/2026	Introduction	Use the <i>Report Images</i> icon to view all images in the report in one place.
		URAR	- Assignment Information: Your appraiser license will display if you upload it to your Aivre Profile. - Subject Property and Sales Comparison Approach: Aerial Map - Site: Corrected typo for Exhibit Category = Property Boundaries for use with the Plat Map. - Supplemental Information: Your E&O Certificate will display if you upload it to your Aivre Profile. - UAD Compliance Checker was renamed to UAD Compliance in Aivre.
		Appraisal Update	Appraisal Update Exhibits: Aerial Map
		Completion Report	Completion Report Exhibits: Aerial Map
1.2	4/9/2026	URAR Appraisal Update Completion Report	- Updated the 'Additional Caption' and 'Aivre Instructions' columns to match GSE publication 3/10/2026. <i>Note:</i> Many photo captions are no longer required, but it is a best practice to include them as indicated. - Clarified how to provide more than one Property Access photo.
1.1	3/3/2026	Placement of Images	Added section to this document based on GSE feedback from actual UAD 3.6 appraisals.
		Photo Size	Clarified the ability to split into multiple images for readability, based on GSE feedback from actual UAD 3.6 appraisals.
		Predefined Captions	Added section to this document based on GSE feedback from actual UAD 3.6 appraisals.
		URAR Appraisal Update Completion Report	- GSE Compliance Validation was renamed to UAD Compliance Checker in Aivre - Updated for maps, including enhancements to the Aivre-generated maps, and instructions for where to upload your own map. - Completion Report optional photo captions have been implemented in the Aivre system
1.0	2/4/2026		Initial publication



Aivre Photos and Images for UAD 3.6

Introduction

This document describes how to upload photos and images in the Aivre system.

Note: Items highlighted in grey are on the Aivre roadmap. We will update this document when the feature has been added to the Aivre system.

Placement of Images

Be sure to upload each image to the appropriate section of the URAR. For example:

- Put dwelling front, side, and rear views in **Dwelling Exterior**, not in **Subject Property**.
- Put pictures of rooms in **Unit Interior**, not in **Subject Property**.

Photo Size

Images must be sized properly to display the content on the report PDF. The Aivre field *Photo Size* enables you to do this.

- Big Photo: Displays approximately “letter size”. Examples: Maps, Sketch
- Graph: Takes up the entire width of the page, up to 3 per page. Example: Graphs in the **Market** section
- Photo: Displays up to 8 per page. This is the default size for all other photos.

Aivre defaults some exhibits to a certain size, but the appraiser can change the *Photo Size*. For example, if you were adding a maintenance agreement or plat map in the **Site** section, or a Cost Approach worksheet in the **Cost Approach** section, you would select ‘Big Photo’ for the *Photo Size*.

- If necessary to ensure readability, you should split documents and upload them as separate images. Example: Sketch, Market Exhibits.

Predefined Captions

Aivre automatically populates predefined captions as specified in the **Photo or Image (Predefined Caption or Gray Bar)** column in the tables below.

- Do not enter duplicative or conflicting information into the additional caption.
- You might not always need an additional caption. Use the **Is there an Additional Caption** column in the tables below for guidance.

View All Report Images

On the Right Navigation bar, select the *Report Images* icon to view all the images on a report in one place.

Vision and Ultra Users

For Vision and Ultra Users, photos and images will be placed into the report by the AI Autofill process during report creation. The appraiser should use this document to verify that all photos and images are in the correct location and delete or move them if necessary.



Aivre Photos and Images for UAD 3.6

URAR

- The blue columns are from the Appendix F-1 URAR Reference Guide or the GSE Job Aid: Photo and Image Requirements
- The **Aivre Instructions** column describes how to add the photo or image in the Aivre system.

URAR						
Section #	Section Name (Black Tab)	Photo or Image (Predefined Caption or Gray Bar)	Is there an Additional Caption (Free-form Text)?	Is the Photo or Image Required?	Additional Guidance	Aivre Instructions
1	Summary			Yes	Photo at the top of the section (identified as Property Photo)	Subject Property Photo at the top of the Subject Property section <i>Note:</i> if this photo is not provided, you will receive the UAD 1274 message from the Fannie Mae and Freddie Mac UAD Compliance.
2	Assignment Information	Assignment Information Exhibits	May be provided to further identify the photo or image		If required by law, include in this section: - Appraiser / Supervisor Credentials, such as License - Client Engagement Letter - Invoice - Cover Letter	Assignment Information Exhibits Provide caption if relevant <i>Note:</i> If the Appraiser / Supervisor adds their License to their Profile, Aivre will automatically upload it here with the caption 'Appraiser License'.
3	Subject Property	Legal Description	May be provided to further identify the image	If <i>Legal Description 3.031</i> is not provided	See 3.031 Currently limited to one page.	Check the box for <i>Legal Description Image Indicator</i> to Yes. Upload image and provide caption if relevant. <i>Notes:</i> <i>Photo Size</i> is automatically set to 'Big Photo'. - If the Legal Description is more than one page, add additional pages in Subject Property Exhibits with the caption "Legal Description p. 2", etc.
		Aerial Map of Subject Property				Subject Property Exhibits – Subject Aerial Exhibit - Select Open Aerial - Check or uncheck the boxes to include: - Thumbnail image of the subject - City, State, and ZIP - Select Save Aerial <i>Note:</i> Displays on the PDF in Subject Property Exhibits with the caption 'Subject Property Aerial View'.

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URAR						
Section #	Section Name (Black Tab)	Photo or Image (Predefined Caption or Gray Bar)	Is there an Additional Caption (Free-form Text)?	Is the Photo or Image Required?	Additional Guidance	Aivre Instructions
3	Subject Property (Continued)	Subject Property Exhibits	May be provided to further identify the photo or image		Photos or images related to the Subject Property section that are not specified above.	Subject Property Exhibits Upload photo or image and provide caption if relevant
4	Site	Non-Residential Use	Include the type of non-residential use, location, and any other descriptive information as appropriate	If <i>Non-Residential Uses on Property 4.017</i> is Yes	See 4.017	Site Exhibits Exhibit Category = Non-Residential Use Upload photo or image and provide caption
		Property Access (Street Scene)	May be provided to further identify the photo or image	Yes	See 4.020	Property Access Upload photo or image and provide caption if relevant <i>Notes:</i> - If this photo is not provided, you will receive the UAD 1274 message from the Fannie Mae and Freddie Mac UAD Compliance. - To add additional Property Access photo(s): - Site Exhibits - Exhibit Category = Property Access (Street Scene) - Provide caption if relevant
		Site Influence	Include the site influence type and any other descriptive information as appropriate		See 4.025	Site Exhibits Exhibit Category = Site Influence Upload photo or image and provide caption
		Permanent Waterfront Feature	Include the waterfront feature type(s) and any other descriptive information as appropriate		See 4.032	Site Exhibits Exhibit Category = Permanent Waterfront Feature Upload photo or image and provide caption
		Water Frontage	Include the water frontage type(s) and any other descriptive information as appropriate	If there is water frontage with private access.	See 4.034	Site Exhibits Exhibit Category = Water Frontage Upload photo or image and provide caption
		View	Include the view type and any other descriptive information as appropriate	Photos are required of all views that impact value or marketability.	See 4.039	Site Exhibits Exhibit Category = View Upload photo or image and provide caption

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URAR						
Section #	Section Name (Black Tab)	Photo or Image (Predefined Caption or Gray Bar)	Is there an Additional Caption (Free-form Text)?	Is the Photo or Image Required?	Additional Guidance	Aivre Instructions
4	Site (Continued)	Encroachment	Include the encroachment type and any other descriptive information as appropriate		See 4.059	Site Exhibits Exhibit Category = Encroachment Upload photo or image and provide caption
		Site Characteristic	Include the site characteristic type and any other descriptive information as appropriate		See 4.063	Site Exhibits Exhibit Category = Site Characteristic Upload photo or image and provide caption
		Map of Land Comparables	May be provided to further identify the image			Note: Site value without a Cost Approach is entered in the Cost Approach section in Aivre. It is displayed in the Site section on the PDF. Map of Land Comparables - Enter a caption if relevant underneath the map - To use your own map: - Click on the 3 dots and select Delete - Upload your map - To use the Aivre-generated map: - Select Open map - If an address is not found, select Pin on map and click on the map to add the pin - If needed, select Change location to move the pin - Select Save Map
		Apparent Defects, Damages, Deficiencies – Feature Example: Downed Tree	May be provided to further identify the photo or image	Required if a physical defect, damage, or deficiency	The photo must be associated with the specific Defect, Damage, or Deficiency. See 4.100.	Apparent Defects, Damages, Deficiencies Defect Exhibits Upload photo or image and provide caption if relevant
		Property Boundaries	May be provided to further identify the photo or image		May include a Plat Map.	Site Exhibits Exhibit Category = Property Boundaries Upload photo or image and provide caption if relevant

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Section #	Section Name (Black Tab)	Photo or Image (Predefined Caption or Gray Bar)	Is there an Additional Caption (Free-form Text)?	Is the Photo or Image Required?	Additional Guidance	Aivre Instructions
4	Site (Continued)	Site Exhibits	May be provided to further identify the photo or image		Photos or images related to the Site section that are not specified above. May include an image of the Maintenance Agreement for a Private Street 4.022 .	Site Exhibits Exhibit Category = Site Exhibit Upload photo or image and provide caption
5	Disaster Mitigation	Disaster Mitigation Exhibits	May be provided to further identify the photo or image			Disaster Mitigation Exhibits Upload photo or image and provide caption
6	Energy Efficient and Green Features	Energy Efficient and Green Features Exhibits	May be provided to further identify the photo or image			Energy Efficient and Green Features Exhibits Upload photo or image and provide caption
7	Sketch	Sketch	An additional caption may be provided.		If a Sketch or Floor Plan is not provided, an explanation is required in <i>Sketch Commentary</i> 7.003 .	Sketch Exhibit Select the blue Edit Sketch in New Tab button to use the Aivre Sketch feature <i>Note:</i> Areas can be populated by selecting Import from Sketch in Unit Interior, Vehicle Storage, and Subject Property Amenities. OR Select Upload Photo to add your own sketch <i>Note:</i> Areas will not be automatically populated Image Category = Sketch
		Floor Plan	An additional caption may be provided.		If a Sketch or Floor Plan is not provided, an explanation is required in <i>Sketch Commentary</i> 7.003 .	Sketch Exhibit Select the blue Edit Sketch in New Tab button to use the Aivre Sketch feature <i>Note:</i> Areas can be populated by selecting Import from Sketch in Unit Interior, Vehicle Storage, and Subject Property Amenities. OR Select Upload Photo to add your own sketch <i>Note:</i> Areas will not be automatically populated Image Category = Floor Plan
8	Dwelling Exterior			At least one photo of the front of each dwelling is required.	Photo at the top of the section (identified as Dwelling Front)	Dwelling Front photo at the top of the section <i>Note:</i> if this photo is not provided for each Dwelling, you will receive the UAD 1274 message from the Fannie Mae and Freddie Mac UAD Compliance.

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URAR						
Section #	Section Name (Black Tab)	Photo or Image (Predefined Caption or Gray Bar)	Is there an Additional Caption (Free-form Text)?	Is the Photo or Image Required?	Additional Guidance	Aivre Instructions
8	Dwelling Exterior (Continued)	Dwelling Front	May be provided to further identify the photo or image in Dwelling Exterior Exhibits	At least one photo of the front of each dwelling is required.	A Dwelling Front photo displays at the top of the section with no caption, any additional photos of Dwelling Front display in Dwelling Exterior Exhibits .	For additional Dwelling Front photos: - Dwelling Exterior Exhibits - Exhibit Category = Dwelling Front - Upload photo and provide caption if relevant
		Dwelling Rear	May be provided to further identify the photo or image			Dwelling Exterior Exhibits Exhibit Category = Dwelling Rear Upload photo and provide caption if relevant
		Noncontinuous Area	Include the room type, location, and any other descriptive information as appropriate.		See 8.048	Dwelling Exterior Exhibits Exhibit Category = Noncontinuous Area Upload photo and provide caption
		Apparent Defects, Damages, Deficiencies – Feature Example: Roof	May be provided to further identify the photo or image	Required if a physical defect, damage, or deficiency	The photo must be associated with the specific Defect, Damage, or Deficiency. See 8.056.	Apparent Defects, Damages, Deficiencies Defect Exhibits Upload photo and provide caption if relevant
		Dwelling Exterior Exhibits	May be provided to further identify the photo or image		Photos or images related to the Dwelling Exterior section that are not specified above. Example: Dwelling Side	Dwelling Exterior Exhibits Exhibit Category = Dwelling Exterior Exhibit Upload photo or image and provide caption
9	Manufactured Home	HUD Data Plate	May be provided to further identify the photo or image	If available, a photo of the HUD Data Plate or verification source must be provided	See 9.010	<i>Note: Manufactured Home is under Dwelling or Outbuilding on the Navigation Panel on the left.</i> Manufactured Home Exhibits Exhibit Category = HUD Data Plate Upload photo and provide caption if relevant
		HUD Certification Label	May be provided to further identify the photo or image	A photo of all HUD Certification Label(s) (or the verification source if the HUD Certification Label(s) are not present) must be provided	See 9.017	Manufactured Home Exhibits Exhibit Category = HUD Certification Label Upload photo and provide caption if relevant
		Manufactured Home Certification	May be provided to further identify the photo or image	If certification(s) exist for the manufactured home, a photo of each certification label must be provided	See 9.018	Manufactured Home Exhibits Exhibit Category = Manufactured Home Certification Upload photo and provide caption if relevant
		Manufactured Home Exhibits	May be provided to further identify the photo or image		Photos or images related to the Manufactured Home section that are not specified above.	Manufactured Home Exhibits Exhibit Category = Manufactured Home Exhibit Upload photo and provide caption

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URAR						
Section #	Section Name (Black Tab)	Photo or Image (Predefined Caption or Gray Bar)	Is there an Additional Caption (Free-form Text)?	Is the Photo or Image Required?	Additional Guidance	Aivre Instructions
10	Unit Interior	Level - Room Type Example: Level 2 - Bedroom	Include the location, and any other descriptive information as appropriate	At least one photo of each kitchen and bathroom in the unit is required, including those located below grade. If required by client or scope of work: - Photos of main living areas (living room, dining room, bedrooms, etc.) - Any recent updates, such as restoration, remodeling, or renovation.	When the room is in a living unit or ADU, the photo must be associated with the specific room. The level the room is on displays automatically. See 10.033 .	<i>Note:</i> Unit Interior is under Dwelling or Outbuilding on the Navigation Panel on the left. Level and Room Detail Room Details Click on the tab for the room Upload photo(s) of the room and provide caption for each photo if relevant. <i>Notes:</i> - Multiple photos may be provided for each room. Put them all under the same tab. - Use the caption to identify a specific room such as "Primary Bathroom"; do not rename the room type or use a redundant caption such as "Bathroom".
		Interior Feature Example: Flooring	May be provided to further identify the photo or image		The photo must be associated with the specific interior feature (e.g., flooring, walls and ceiling). See 10.044 .	Interior Features Click on the tab for the Interior Feature Upload photo and provide caption if relevant
		Apparent Defects, Damages, Deficiencies – Interior Feature Example: Walls and Ceiling	May be provided to further identify the photo or image	Required if a physical defect, damage, or deficiency	The photo must be associated with the specific Defect, Damage, or Deficiency. See 10.056 .	Apparent Defects, Damages, Deficiencies Defect Exhibits Upload photo and provide caption if relevant
		Unit Interior Exhibits	May be provided to further identify the photo or image		Photos or images related to the Unit Interior section that are not specified above. Example: Unfinished areas	Unit Interior Exhibits Add Exhibit Upload photo and provide caption if relevant
11	Functional Obsolescence	Functional Obsolescence Exhibits	May be provided to further identify the photo or image			Functional Obsolescence Exhibits Upload photo and provide caption
12	Outbuilding			Yes	Large photo at the top of the section (identified as Outbuilding Exhibit)	Outbuilding Front photo at the top of the section For additional Outbuilding Front photos: - Outbuilding Exhibits - Upload photo and provide caption
		Apparent Defects, Damages, Deficiencies - Feature	May be provided to further identify the photo or image	Required if a physical defect, damage, or deficiency	The photo must be associated with the specific Defect, Damage, or Deficiency. See 12.020 .	Apparent Defects, Damages, Deficiencies Defect Exhibits Upload photo and provide caption if relevant

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Section #	Section Name (Black Tab)	Photo or Image (Predefined Caption or Gray Bar)	Is there an Additional Caption (Free-form Text)?	Is the Photo or Image Required?	Additional Guidance	Aivre Instructions
12	Outbuilding (Continued)	Outbuilding Exhibits	Include the room type, location, and any other descriptive information as appropriate.	Photos of room(s) in the outbuilding may be provided	Photos of room(s) that are in the Outbuilding Area table (not in the ADU portion of the outbuilding) are identified as Outbuilding Exhibits. See 12.012 .	Outbuilding Exhibits Upload photo and provide caption
		Outbuilding Exhibits	May be provided to further identify the photo or image		All photos of the outbuilding (other than defects) are identified as Outbuilding Exhibits. Examples: - Additional exterior photos - Unfinished areas	Outbuilding Exhibits Upload photo and provide caption
13	Vehicle Storage	<i>Vehicle Storage Type</i> Example: Garage	May be provided to further identify the photo or image		The photo must be associated with the specific <i>Vehicle Storage Type</i> . See 13.001 .	Vehicle Storage Click on the tab for the Vehicle Storage Type Upload photo and provide caption if relevant
		Apparent Defects, Damages, Deficiencies - <i>Feature</i>	May be provided to further identify the photo or image	Required if a physical defect, damage, or deficiency	The photo must be associated with the specific Defect, Damage, or Deficiency. See 13.005 .	Apparent Defects, Damages, Deficiencies (under the Vehicle Storage Type) Defect Photos Upload photo and provide caption if relevant
		Vehicle Storage Exhibits	May be provided to further identify the photo or image		Photos or images related to the Vehicle Storage section that are not specified above.	Vehicle Storage Exhibits Upload photo and provide caption if relevant
14	Subject Property Amenities	<i>Amenity Type</i> Example: Deck	May be provided to further identify the photo or image		The photo must be associated with the specific <i>Amenity Type</i> . See 14.002 .	Under the Amenity Category, click on the tab for the Amenity Type Upload photo and provide caption if relevant
		Apparent Defects, Damages, Deficiencies - <i>Feature</i>	May be provided to further identify the photo or image	Required if a physical defect, damage, or deficiency	The photo must be associated with the specific Defect, Damage, or Deficiency. See 14.006 .	Defects, Damages, Deficiencies (under the Amenity Type) Upload photo and provide caption if relevant
		Subject Property Amenities Exhibits	May be provided to further identify the photo or image		Photos or images related to the Subject Property Amenities section that are not specified above.	Subject Property Amenities Exhibits Upload photo and provide caption
15	Overall Quality and Condition				This section does not have any images associated with it.	<i>Note:</i> The GSE Condition and Quality Rating Definitions display at the end of the PDF.
16	Highest and Best Use	Highest and Best Use Exhibits	May be provided to further identify the photo or image			Highest and Best Use Exhibits Upload photo and provide caption if relevant

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Section #	Section Name (Black Tab)	Photo or Image (Predefined Caption or Gray Bar)	Is there an Additional Caption (Free-form Text)?	Is the Photo or Image Required?	Additional Guidance	Aivre Instructions
17	Market	Absorption Rate	May be provided to further identify the image		Graph. See 17.017	Market Exhibits Exhibit Category = Absorption Rate Upload image and provide caption if relevant
		Median Days on Market	May be provided to further identify the image		Graph. See 17.017	Market Exhibits Exhibit Category = Median Days on Market Upload image and provide caption if relevant
		Percent of Distressed Sales	May be provided to further identify the image		Graph. See 17.017	Market Exhibits Exhibit Category = Percent of Distressed Sales Upload image and provide caption if relevant
		Price Trend	May be provided to further identify the image		Graph. See 17.017	Market Exhibits Exhibit Category = Price Trend Upload image and provide caption if relevant
		Year Built of Sales	May be provided to further identify the image		Graph. See 17.017	Market Exhibits Exhibit Category = Year Built of Sales Upload image and provide caption if relevant
		Market Exhibits	May be provided to further identify the photo or image		Photos or images related to the Market section that are not specified above, including: - Market Area Boundary 17.003 A map of the market area boundaries showing <i>Active Listings</i> 17.005, <i>Pending Sales</i> 17.010, and the <i>Sales in Lookback Period</i> 17.012 may be provided - Market Search Criteria 17.004 An image such as a screen shot of the MLS search may be provided - Other graphs 17.017	Market Exhibits Exhibit Category = Market Analysis Exhibit Upload image and provide caption <i>Note:</i> Aivre Market Analytics can provide the map of the market area boundary.
18	Project Information	Common Amenity or Service	Include the amenity type, location, and any other descriptive information as appropriate		See 18.012	Project Information Exhibits Exhibit Category = Common Amenity or Service Upload photo and provide caption

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Section #	Section Name (Black Tab)	Photo or Image (Predefined Caption or Gray Bar)	Is there an Additional Caption (Free-form Text)?	Is the Photo or Image Required?	Additional Guidance	Aivre Instructions
18	Project Information (Continued)	Observed Deficiency	Include the specific deficiency, location, and any other descriptive information as appropriate	Required if a physical deficiency	See 18.014	Project Information Exhibits Exhibit Category = Observed Deficiency Upload photo and provide caption
		Project Information Exhibits	May be provided to further identify the photo or image		Photos or images related to the Project Information section that are not specified above.	Project Information Exhibits Exhibit Category = Project Exhibit Upload photo and provide caption
19	Subject Listing Information	Subject Listing Information Exhibits	May be provided to further identify the photo or image			Subject Listing Information Exhibits Upload photo and provide caption
20	Sales Contract	Sales Contract Exhibits	May be provided to further identify the photo or image		Images of the Sales Contract may be provided	Sales Contract Exhibits Upload photo and provide caption
21	Prior Sale and Transfer History	Prior Sale and Transfer History Exhibits	May be provided to further identify the photo or image			Prior Sale and Transfer History Exhibits Upload photo and provide caption
22	Sales Comparison Approach	Property Photo (Subject and Comparables)	If additional photos of comps are provided, a caption should be provided to further describe the photo	If Sales Comparison Approach is in the URAR	Thumbnails display at the top of the sales grid. Full-size picture(s) of comps display in Sales Comparison Approach Exhibits .	At the top of the Sales Comparison Approach screen, upload a thumbnail of each sales comp. These photos will automatically redisplay in Sales Comparison Approach Exhibits, with the Comparable #. To add additional photos of a sales comp, go to Sales Comparison Approach Exhibits Image Category = Property Photo Upload photo and provide caption including the Comparable # and any other relevant information.
		Sales Comparison Map		If Sales Comparison Approach is in the URAR		Sales Comparison Map - To use your own map: - Click on the 3 dots and select Delete - Upload your map - To use the Aivre-generated map: - Select Open map - If an address is not found, select Pin on map and click on the map to add the pin - If needed, select Change location to move the pin - Select Save Map

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Section #	Section Name (Black Tab)	Photo or Image (Predefined Caption or Gray Bar)	Is there an Additional Caption (Free-form Text)?	Is the Photo or Image Required?	Additional Guidance	Aivre Instructions
22	Sales Comparison Approach (Continued)	Aerial Map of Subject and Sales Comps				Sales Comparison Approach – Aerial Map - Select Open Aerial - Check or uncheck the boxes to include: - Thumbnail images of the subject and comps - Proximity and direction from subject - City, State, and ZIP - Select Save Aerial <i>Note:</i> Displays on the PDF in Sales Comparison Approach Exhibits with the caption Aerial View.
		Weighted Sales Method Calculator				Click on the calculator icon next to <i>Indicated Value</i>, and the Weighted Sales Method Calculator displays. Select Save as Exhibit to update <i>Indicated Value</i> and add the chart to Sales Comparison Approach Exhibits. <i>Note:</i> Be sure to delete the Exhibit if <i>Indicated Value</i> is subsequently recalculated.
		Sales Comparison Approach Exhibits	May be provided to further identify the photo or image		Photos or images related to the Sales Comparison Approach section that are not specified above.	Sales Comparison Approach Exhibits Exhibit Category = Sales Comparison Approach Exhibit Upload photo and provide caption
23	Rental Information	Property Photo (Subject and Comparables)	If additional photos of comps are provided, a caption should be provided to further describe the photo		If provided, thumbnails display in Comparable Rental Properties , and full-size picture(s) of rental comps display in Rental Information Exhibits .	In the Comparable Rental Properties subsection, upload a thumbnail of each rental comp. These photos will automatically redisplay in Rental Information Exhibits, with the Comparable #. To add additional photos of a rental comp, go to Rental Information Exhibits Exhibit Category = Property Photo Upload photo and provide caption including the Comparable # and any other relevant information.

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23	Rental Information (Continued)	Map of Rental Comparables	An additional caption may be provided	If Rental Information is in the URAR	Can display here, or as one map in the Sales Comparison Approach section.	Rental Comparable Map - Enter a caption if relevant underneath the map - To use your own map: - Click on the 3 dots and select Delete - Upload your map - To use the Aivre-generated map: - Select Open map - If an address is not found, select Pin on map and click on the map to add the pin - If needed, select Change location to move the pin - Select Save Map
		Rental Information Exhibits	May be provided to further identify the photo or image		Photos or images related to the Rental Information section that are not specified above.	Rental Information Exhibits Exhibit Category = Rental Information Exhibit Upload photo and provide caption
24	Income Approach	Property Photo (Subject and Comparables)	If additional photos of comps are provided, a caption should be provided to further describe the photo	If Income Approach is in the URAR	Thumbnails display at the top of the GRM comp grid. Full-size picture(s) of comps display in Income Approach Exhibits .	At the top of the Income Approach screen, upload a thumbnail of each GRM comp. These photos will automatically redisplay in Income Approach Exhibits, with the Comparable #. To add additional photos of a GRM comp, go to Income Approach Exhibits Exhibit Category = Property Photo Upload photo and provide caption including the Comparable # and any other relevant information.
		Map of GRM Comparables	An additional caption may be provided	If Income Approach is in the URAR	A map showing the subject property and the Gross Rent Multiplier (GRM) Comparables can display here, or as one map in the Sales Comparison Approach section.	To use the auto-generated Aivre map: After inputting the Comparable Addresses for the GRM comps, select 'Generate Map' and then 'Capture Map Exhibit'. Scroll down to the Generated Map Exhibit and enter caption if relevant.
		Income Approach Exhibits	May be provided to further identify the photo or image		Photos or images related to the Income Approach section that are not specified above.	Income Approach Exhibits Exhibit Category = Income Approach Exhibit Upload photo or image and provide caption

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URAR						
Section #	Section Name (Black Tab)	Photo or Image (Predefined Caption or Gray Bar)	Is there an Additional Caption (Free-form Text)?	Is the Photo or Image Required?	Additional Guidance	Aivre Instructions
25	Cost Approach	Map of Land Comparables	May be provided to further identify the image			Map of Land Comparables - Enter a caption if relevant underneath the map - To use your own map: - Click on the 3 dots and select Delete - Upload your map - To use the Aivre-generated map: - Select Open map - If an address is not found, select Pin on map and click on the map to add the pin - If needed, select Change location to move the pin - Select Save Map
		Cost Approach Exhibits	May be provided to further identify the image		Photos or images related to the Cost Approach section that are not specified above, including an image of the worksheet showing support of Cost Approach calculations 25.052 .	Cost Approach Exhibits Exhibit Category = Cost Approach Exhibit Upload photo or image and provide caption
26	Reconciliation	Reconciliation Exhibits	May be provided to further identify the image			Reconciliation Exhibits Upload photo or image and provide caption
27	Revision History				This section does not have any images associated with it.	
28	Supplemental Information	Supplemental Information Exhibits	May be provided to further identify the image		Photos and images must only be displayed in Supplemental Information when they are not relevant to any other section. Example: Errors and Omissions (E&O)	Supplemental Information Exhibits Upload photo or image and provide caption <i>Note:</i> If you add your E&O Certificate to your Aivre Profile, it will display here with the caption 'E&O Insurance Certificate'.
29	Certifications and Scope of Work, which includes the Certifications black tab				This section does not have any images associated with it.	



Aivre Photos and Images for UAD 3.6

Appraisal Update

- The blue columns are from the Appendix F-2 Restricted Appraisal Update Report Reference Guide.
- The **Aivre Instructions** column describes how to add the photo or image in the Aivre system.

Appraisal Update						
Section #	Section Name (Black Tab)	Photo or Image (Predefined Caption or Gray Bar)	Is there an Additional Caption (Free-form Text)?	Is the Photo or Image Required?	Additional Guidance	Aivre Instructions
01	Subject Property			Yes	Photo at the top of the section (identified as Property Photo)	Subject Property Photo at the top of the Subject Property section
		Legal Description	May be provided to further identify the image	If <i>Legal Description</i> 01.004 is not provided	See 01.004	Check the box for <i>Legal Description Image Indicator</i> to Yes. You will be prompted to upload the image.
03	Appraisal Update	Dwelling Front	May be provided to further identify the image	If required by client or scope of work		Appraisal Update Exhibits Photo Category = Dwelling Front Upload photo or image and provide caption if relevant
		Dwelling Rear	May be provided to further identify the image	If required by client or scope of work		Appraisal Update Exhibits Photo Category = Dwelling Rear Upload photo or image and provide caption if relevant
		Aerial Map of Subject Property				Appraisal Update Exhibits – Subject Aerial Exhibit - Select Open Aerial - Check or uncheck the boxes to include: - Thumbnail image of the subject - City, State, and ZIP - Select Save Aerial <i>Note:</i> Displays on the PDF in Appraisal Update Exhibits with the caption 'Subject Property Aerial View'.
		Appraisal Update Exhibits	May be provided to further identify the image	If required by client or scope of work	Photos or images related to the Restricted Appraisal Update Report that are not specified above	Appraisal Update Exhibits Photo Category = Valuation Update Exhibit Upload photo or image and provide caption if relevant



Aivre Photos and Images for UAD 3.6

Completion Report

- The blue columns are from the Appendix F-3 Completion Report Reference Guide.
- The **Aivre Instructions** column describes how to add the photo or image in the Aivre system.

Completion Report						
Section #	Section Name (Black Tab)	Photo or Image (Predefined Caption or Gray Bar)	Is there an Additional Caption (Free-form Text)?	Is the Photo or Image Required?	Additional Guidance	Aivre Instructions
01	Subject Property			Yes	Photo at the top of the section (identified as Property Photo)	Subject Property Photo at the top of the Subject Property section
		Legal Description	May be provided to further identify the image	If <i>Legal Description</i> 01.003 is not provided	See 01.003	Check the box for <i>Legal Description Image Indicator</i> to Yes. You will be prompted to upload the image.
07	Completion Report Exhibits	Itemized List of Repairs – <i>Feature</i> Example: Roof	May be provided to further identify the image	Yes	The photo must be associated with the specific repair item. See 03.001.	Itemized List of Repairs Click on the tab for the repair item Upload photo(s) or image(s)
		New Observed Items for Repair – <i>Feature</i> Example: Roof	May be provided to further identify the image	Yes	The photo must be associated with the specific repair item. See 04.001.	New Observed Items for Repair Click on the tab for the repair item Upload photo(s) or image(s)
		Completed Construction	May be provided to further identify the image	If <i>Construction Complete</i> 05.001 is Yes	See 05.001	Completion Report Exhibits Photo Category = Completed Construction Upload photo or image and provide caption if relevant
		Inconsistent Item – <i>Feature</i> Example: Flooring	May be provided to further identify the image	If <i>Construction Consistent with Original Plans and Specs</i> 05.002 is No	The photo must be associated with the specific inconsistent item. See 05.003.	Completion Status Click on the tab for the completion status item Upload photo(s) or image(s) <i>Note:</i> Photo of inconsistent item is required in addition to the photo of completed construction.
		Dwelling Front	May be provided to further identify the image	If required by client or scope of work		Completion Report Exhibits Photo Category = Dwelling Front Upload photo or image and provide caption if relevant
		Dwelling Rear	May be provided to further identify the image	If required by client or scope of work		Completion Report Exhibits Photo Category = Dwelling Rear Upload photo or image and provide caption if relevant
		HUD Data Plate	May be provided to further identify the image	If not provided in the original appraisal	Provide an image of the verification source if the HUD Data Plate is not present.	Completion Report Exhibits Photo Category = HUD Data Plate Upload photo or image and provide caption if relevant



Aivre Photos and Images for UAD 3.6

Completion Report						
Section #	Section Name (Black Tab)	Photo or Image (Predefined Caption or Gray Bar)	Is there an Additional Caption (Free-form Text)?	Is the Photo or Image Required?	Additional Guidance	Aivre Instructions
07	Completion Report Exhibits (Continued)	HUD Certification Label	May be provided to further identify the image	If not provided in the original appraisal	Provide an image of the verification source if the HUD Certification Label is not present.	Completion Report Exhibits Photo Category = HUD Certification Label Upload photo or image and provide caption if relevant
		Manufactured Home Certification	May be provided to further identify the image	If not provided in the original appraisal		Completion Report Exhibits Photo Category = Manufactured Home Certification Upload photo or image and provide caption if relevant
		Aerial Map of Subject Property				Completion Report Exhibits – Subject Aerial Exhibit • Select Open Aerial • Check or uncheck the boxes to include: ○ Thumbnail image of the subject ○ City, State, and ZIP • Select Save Aerial <i>Note:</i> Displays on the PDF in Completion Report Exhibits with the caption 'Subject Property Aerial View'.
		Completion Report Exhibits	May be provided to further identify the image		Photos or images related to the Completion Report that are not specified above	Completion Report Exhibits Photo Category = Valuation Completion Exhibit Upload photo or image and provide caption