

**“Any Qualified Veteran” as the Borrower on VA Appraisals**

1. Purpose. The purpose of this Circular is to advise program participants of the continuation of previous policy in regard to the borrower’s name for Department of Veterans Affairs (VA) appraisal reports.

2. Background.

a. In the VA Home Loan program, the appraisal report is used to document the fee appraiser’s value determination of real property for qualified Veterans. VA continues to receive feedback that lenders sometimes need to delay loan closing to await a name change on an appraisal report. To help eliminate such unnecessary delays at loan closings, appraisers should input “Any Qualified Veteran,” rather than the Veteran’s name, in the borrower field of the appraisal report. This will also help to limit the disclosure of Veterans’ personal identifiable information.

b. Historically, lenders have indicated that having the correct borrower’s name on the appraisal report was necessary to sell the loan on the secondary market. VA has conferred with major purchasers of VA-guaranteed home loans on the secondary market. These major purchasers have reported that they are only concerned with the name on the guaranty and the mortgage note. Thus, this matter should only affect a small number of cases. VA also has conferred with the Appraisal Foundation regarding Uniform Standards of Professional Appraisal Practice (USPAP) requirements. They concurred that VA would not violate USPAP by replacing the Veteran’s name with “Any Qualified Veteran.”

3. Fee Appraiser Requirement. Fee appraisers should insert “Any Qualified Veteran” in the borrower field on the appraisal report for all VA case assignments.

4. Related Policy. There is no change to the requestor procedures for ordering an appraisal report or case number.

5. Questions. All inquiries should be sent to [colenders@vba.va.gov](mailto:colenders@vba.va.gov).

6. Rescission: This Circular is rescinded January 1, 2017.

By Direction of the Under Secretary for Benefits

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Director, Loan Guaranty Service

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