



Transferred Appraisal Guidelines

Effective 04/02/2026

All appraisals being transferred to Cake Mortgage must meet the following requirements:

- All Appraisal Transfers must be routed to the appraisaldesk@cakehome.com for review
- Appraisal must be ordered through an AMC and not directly with an Appraiser
- Appraisal Must be in the name of the Transferring Lender and not Cake Mortgage
- Appraisal Report must be AIR Compliant
- SSR's must be ordered in Cake Mortgage's name as Successful Status and the most recent version is required
- Appraisal 1004-D Re-Cert of Value will not be accepted on transferred appraisals
- Appraisal Transfer Letter must be provided from the original lender on company letter head assigning the appraisal to Cake Mortgage and meet specific transfer letter requirements

The following Appraisal documents must be sent to the appraisaldesk@cakehome.com:

- PDF Color Copy of Appraisal
- AIR Cert
- Appraisal Delivery Confirmation
- Paid Invoice
- XML File
- Transfer Letter

Transfer Letter must include:

- ✓ Must be on letterhead of original transferring lender/institution, including current date, borrowers name, and property address
- ✓ Must include a statement transferring ownership to Cake Mortgage Corp.
- ✓ Must include the following statement: Original Transferring Financial Institution) certifies and warrants that the referenced appraisal was prepared in accordance with, and is compliant with, the Appraisal Independence Requirements (AIR), Truth in Lending regulations, and all applicable laws, signature of an Officer of the transferring financial institution that is not in Loan Production.
- ✓ Must be signed by an Officer of the transferring lender/institution. Loan Officers, Loan Officer Assistants etc. are not eligible to sign the transfer letter

If the Transferred appraisal is deemed unacceptable for any reason by Cake Mortgage, Cake Mortgage will require the broker to order a new appraisal through <https://cake.encompasstoconnect.com/>

Please refer to the following sections in our Cake Guidelines for further information:

DSCR – Section 8.1.6

Non-QM and Closed End Seconds – Section 10.1.6