Rating: Fail

Review Master: PAR Logic Review

File No. 19518841

Errors - These items must be corrected to receive a "pass".

- 1075_05AUAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (ESTABLISHED) "The subject is located in an established neighborhood with access to schools, neighborhood parks and recreation areas.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.

Warnings - These items may be incorrect and require your review.

- 1075_05AUAD - SALES COMPARISON APPROACH - Low Price range of Comparable Properties Currently Offered for Sale above the Sales Grid - is outside the housing range in the neighborhood section on page 1. Please reconcile.
- 1075_05AUAD - SALES COMPARABLE NO. 1 - Property Address - is not a valid USPS address.
- 1075_05AUAD - SALES COMPARABLE NO. 2 - Property Address - is not a valid USPS address.
- 1075_05AUAD - SALES COMPARABLE NO. 3 - Property Address - is not a valid USPS address.
- 1075_05AUAD - SALES COMPARABLE(S) #3 - Date of Sale - precedes Effective Date of the appraisal by more than 12 months.
- 1075_05AUAD - RECONCILIATION - Estimated Market Value - is below the Neighborhood Predominant Price.

Information - These items typically require comment.

- UAD - SUBJECT - Property Address - should be a valid USPS address.
- UAD - SALES COMP #1 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #2 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #3 - Property Address - is not a valid USPS address. Please reconcile.