Uniform Residential Appraisal Report

Summary

Subject Street, City, State, Zip

Opinion of Market Value

Market Value Condition #1
Market Value Condition #2
Market Value Condition #3
Market Value Condition #4
Final Value Condition Statement

Effective Date of Appraisal
Assignment Reason
Assignment Reason Other

Borrower Name #1
Borrower Name #2

Current Owner of Public Record #1
Current Owner of Public Record #2

Contract Price

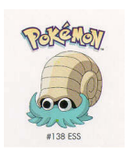
Current or Relevant Listings of the Subject Property (Minimum 1 Year look back)
Listing Status

Property Valuation Method
Appraiser Name

Property Description

Construction Method #1
Construction Method #1 Other
Construction Method #2
Construction Method #2 Other

Attachment Type
Structure Design
Structure Design Other
Overall Quality
Overall Condition



Subject Front Photo

☐ Planned Unit Development (PUD): Yes
☐ Planned Unit Development (PUD): No
☐ Condominium: Yes
☐ Condominium: No
☐ Cooperative: Yes
☐ Cooperative: No
☐ Condop: Yes
☐ Condop: No

☐ Observed Project Deficiencies: Yes
☐ Observed Project Deficiencies: No
☐ Subject Site Owned in Common: Yes
☐ Subject Site Owned in Common: No

Units Excluding ADUs
Accessory Dwelling Units
Property Rights Appraised
Property Rights Appraised Other

☐ Is the highest and best use of the subject property as improved: Yes
☐ Is the highest and best use of the subject property as improved: No

	Subject Street, City, State, Zip
Property Description (continued)	
	Property Restriction #1
	Property Restriction #1 Other
	Property Restriction #2
	Property Restriction #2 Other
	Property Encroachment #1
	Property Encroachment #1 Other
	Property Encroachment #2
	Property Encroachment #2 Other
	Zoning Compliance
	HUD Data Plate Attached
	HUD Label Present for All Sections
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Assignment

PUMA Sample

Appraiser Reference ID

Document Type

Assignment Reason

Assignment Reason Other

Borrower

Borrower #1: Type (Individual/Legal Entity)

Borrower #1: Full Name

Borrower #1: First Name

Borrower #1: Middle Name

Borrower #1: Last Name

Borrower #1: Suffix Name

Borrower #2: Type (Individual/Legal Entity)

Borrower #2: Full Name

Borrower #2: First Name

Borrower #2: Middle Name

Borrower #2: Last Name

Borrower #2: Suffix Name

Seller

Seller #1: Type (Individual/Legal Entity)

Seller #1: Full Name

Seller #1: First Name

Seller #1: Middle Name

Seller #1: Last Name

Seller #1: Suffix Name

Seller #2: Type (Individual/Legal Entity)

Seller #2: Full Name

Seller #2: First Name

Seller #2: Middle Name

Seller #2: Last Name

Seller #2: Suffix Name

Owner

Current Owner of Public Record #1: Type (Individual/Legal Entity)

Current Owner of Public Record #1: Full Name

Current Owner of Public Record #1: First Name

Current Owner of Public Record #1: Middle Name

Current Owner of Public Record #1: Last Name

Current Owner of Public Record #1: Suffix Name

Current Owner of Public Record #2: Type (Individual/Legal Entity)

Current Owner of Public Record #2: Full Name

Current Owner of Public Record #2: First Name

Current Owner of Public Record #2: Middle Name

Current Owner of Public Record #2: Last Name

Current Owner of Public Record #2: Suffix Name

Appraisal

Property Valuation Method

☐ Was a Property Data Report used in lieu of an Inspection?: Yes

☐ Was a Property Data Report used in lieu of an Inspection?: No

Assignment Fee Type

Appraiser Fee

AMC Fee

Is this a Government Agency Appraisal?

Government Agency

Government Agency Additional Identifier Type

Investor Requested Special Identification

Sales Comparison Approach Included

Cost Approach Included

Income Approach Included

Rent Schedule Included

Site Value Included

PUMA Sample

Appraiser Reference ID

Contact Information - AMC
AMC: Role
AMC: Name
AMC: Street Address
AMC: City
AMC: State
AMC: Zip Code
AMC: License Number
AMC: License Expiration Date
AMC: License State
AMC Additional Identifier Type
Contact Information - Client
Client #1: Role
Client #1: Name
Client #1: Street Address
Client #1: City
Client #1: State
Client #1: Zip Code
Client #1: License Number
Client #1: License Expiration Date
Client #1: License State
Client #1: Additional Identifier Type
Contact Information - Other Contact
Contact #1: Role
Contact #1: Role Other
Contact #1: Role Type
Contact #1: Role Type Other
Contact #1: Company Name
Contact #1: Company Address: Street
Contact #1: Company Address: City
Contact #1: Company Address: State
Contact #1: Company Address: Zip Code
Contact #1: Credentials: ID
Contact #1: Credentials: State
Contact #1: Credentials: Expiration
Contact #2: Role
Contact #2: Role Other
Contact #2: Role Type
Contact #2: Role Type Other
Contact #2: Company Name
Contact #2: Company Address: Street
Contact #2: Company Address: City
Contact #2: Company Address: State
Contact #2: Company Address: Zip Code
Contact #2: Credentials: ID
Contact #2: Credentials: State
Contact #2: Credentials: Expiration
Contact Information - Appraiser
Appraiser: Role Type
Appraiser: First Name
Appraiser: Middle Name
Appraiser: Last Name
Appraiser: Suffix Name
Appraiser: Designation
Appraiser: Designation Other
Appraiser: Company Name
Appraiser: Company Address: Street
Appraiser: Company Address: City
Appraiser: Company Address: State
Appraiser: Company Address: Zip Code
Appraiser: Subject Property Inspection: Exterior
Appraiser: Subject Property Inspection: Interior
Appraiser: Subject Property Inspection: Inspection Date
Appraiser: Credentials: Level
Appraiser: Credentials: Level Other
Appraiser: Credentials: ID
Appraiser: Credentials: State
Appraiser: Credentials: Expiration
Appraiser: ASC Identifier
Appraiser: VA Appraiser ID
Appraiser: FHA Appraiser ID
Appraiser: Employment Type

Uniform Residential Appraisal Report

Assignment

PUMA Sample	Appraiser Reference ID
Contact Information - Supervisory Appraiser	
	Supervisory Appraiser: Role Type
	Supervisory Appraiser: First Name
	Supervisory Appraiser: Middle Name
	Supervisory Appraiser: Last Name
	Supervisory Appraiser: Suffix Name
	Supervisory Appraiser: Designation
	Supervisory Appraiser: Designation Other
	Supervisory Appraiser: Company Name
	Supervisory Appraiser: Company Address: Street
	Supervisory Appraiser: Company Address: City
	Supervisory Appraiser: Company Address: State
	Supervisory Appraiser: Company Address: Zip Code
	Supervisory Appraiser: Subject Property Inspection: Exterior
	Supervisory Appraiser: Subject Property Inspection: Interior
	Supervisory Appraiser: Subject Property Inspection: Inspection Date
	Supervisory Appraiser: Credentials: Level
	Supervisory Appraiser: Credentials: Level Other
	Supervisory Appraiser: Credentials: ID
	Supervisory Appraiser: Credentials: State
	Supervisory Appraiser: Credentials: Expiration
	Supervisory Appraiser: ASC Identifier
	Supervisory Appraiser: VA Appraiser ID
	Supervisory Appraiser: FHA Appraiser ID
	Supervisory Appraiser: Employment Type
Contact Information - Significant Real Property Appraisal Assistance	
	Significant Appraisal Assistance: Role Type
	Significant Appraisal Assistance: First Name
	Significant Appraisal Assistance: Middle Name
	Significant Appraisal Assistance: Last Name
	Significant Appraisal Assistance: Suffix Name
	Significant Appraisal Assistance: Credentials: Level
	Significant Appraisal Assistance: Credentials: Level Other
	Significant Appraisal Assistance: Credentials: ID
	Significant Appraisal Assistance: Credentials: State
	Significant Appraisal Assistance: Credentials: Expiration
	Significant Real Property Appraisal Assistance Description
Contact Information - Property Data Report	
	Property Data Collector: Role Type
	Property Data Collector: First Name
	Property Data Collector: Middle Name
	Property Data Collector: Last Name
	Property Data Collector: Suffix Name
	Property Data Collector: Occupation
	Property Data Collector: Occupation Other
	Property Data Collector: Company Name
	Property Data Collector: Company Address: Street
	Property Data Collector: Company Address: City
	Property Data Collector: Company Address: State
	Property Data Collector: Company Address: Zip Code
	Property Data Collector: Reference ID
	Property Data Collector: Subject Property Inspection: Exterior
	Property Data Collector: Subject Property Inspection: Interior
	Property Data Collector: Subject Property Inspection: Inspection Date
	Property Data Collector: Service Type
Assignment Information and Scope of Work Commentary	
	Valuation Analysis Category Type
	Assignment Information and Scope of Work Commentary
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Subject

PUMA Sample

Appraiser Reference ID

Property: Valuation Use Type

Property Street Address
Property Unit Number
Property Unit Designator
Property City
Property State
Property Zip Code

Alternate Property Address
Alternate Property Unit Number
Alternate Property Unit Designator
Alternate Property City
Alternate Property State
Alternate Property Zip Code

Property County
Property Longitude
Property Latitude
Neighborhood Name

☐ Is Property in a Project: Yes
☐ Is Property in a Project: No

☐ Planned Unit Development (PUD): Yes
☐ Planned Unit Development (PUD): No
☐ Condominium: Yes
☐ Condominium: No
☐ Cooperative: Yes
☐ Cooperative: No
☐ Condop: Yes
☐ Condop: No

☐ Property on Native American Lands: Yes
☐ Property on Native American Lands: No
☐ Subject Site Owned in Common: Yes
☐ Subject Site Owned in Common: No
☐ Homeowner Responsible for all Exterior Maintenance of Dwelling(s): Yes
☐ Homeowner Responsible for all Exterior Maintenance of Dwelling(s): No
☐ New Construction: Yes
☐ New Construction: No

Construction Stage
Attachment Type
Units Excluding ADUs
Accessory Dwelling Units
Dwellings Containing Units

Are There Special Tax Assessments?
Special Assessments Valuation Analysis Category Type
Description of Special Tax Assessments and Impact to Value/Marketability

Uniform Residential Appraisal Report

Subject

PUMA Sample	Appraiser Reference ID
Ownership Rights	
	Property Rights Appraised
	Property Rights Appraised Other
	Community Land Trust
	Native American Lands
	Native American Lands Other
	Ground Rent Annual Amount
	Renewable
	Term
	Expires
	Description of Ground Rent and Impact to Value/Marketability
	Property Ownership Rights Not Conveyed (Yes/No)
	All Rights Included in Appraisal
	Rights Not Included #1
	Rights Not Included #1: Other
	Rights Not Included #2
	Rights Not Included #2: Other
	Mineral Rights Leased
	Description of Rights Not Included
Legal Description	
	Legal Description
Subject Property Commentary	
	Subject Property Commentary
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR Damages, Defects, Deficiencies

PUMA Sample

Appraiser Reference ID

Site

Does Site Defect Exist?

Defects, Damages, Deficiencies #1: Feature
Defects, Damages, Deficiencies #1: Feature Other
Defects, Damages, Deficiencies #1: Location
Defects, Damages, Deficiencies #1: Location Other
Defects, Damages, Deficiencies #1: Description

Defects, Damages, Deficiencies #1: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #1: Recommended Action
Defects, Damages, Deficiencies #1: Estimated Cost to Repair

Defects, Damages, Deficiencies #2: Feature
Defects, Damages, Deficiencies #2: Feature Other
Defects, Damages, Deficiencies #2: Location
Defects, Damages, Deficiencies #2: Location Other
Defects, Damages, Deficiencies #2: Description

Defects, Damages, Deficiencies #2: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #2: Recommended Action
Defects, Damages, Deficiencies #2: Estimated Cost to Repair

Defects, Damages, Deficiencies #3: Feature
Defects, Damages, Deficiencies #3: Feature Other
Defects, Damages, Deficiencies #3: Location
Defects, Damages, Deficiencies #3: Location Other
Defects, Damages, Deficiencies #3: Description

Defects, Damages, Deficiencies #3: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #3: Recommended Action
Defects, Damages, Deficiencies #3: Estimated Cost to Repair

Defects, Damages, Deficiencies #4: Feature
Defects, Damages, Deficiencies #4: Feature Other
Defects, Damages, Deficiencies #4: Location
Defects, Damages, Deficiencies #4: Location Other
Defects, Damages, Deficiencies #4: Description

Defects, Damages, Deficiencies #4: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #4: Recommended Action
Defects, Damages, Deficiencies #4: Estimated Cost to Repair

Defects, Damages, Deficiencies #5: Feature
Defects, Damages, Deficiencies #5: Feature Other
Defects, Damages, Deficiencies #5: Location
Defects, Damages, Deficiencies #5: Location Other
Defects, Damages, Deficiencies #5: Description

Defects, Damages, Deficiencies #5: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #5: Recommended Action
Defects, Damages, Deficiencies #5: Estimated Cost to Repair

Defects, Damages, Deficiencies #6: Feature
Defects, Damages, Deficiencies #6: Feature Other
Defects, Damages, Deficiencies #6: Location
Defects, Damages, Deficiencies #6: Location Other
Defects, Damages, Deficiencies #6: Description

Defects, Damages, Deficiencies #6: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #6: Recommended Action
Defects, Damages, Deficiencies #6: Estimated Cost to Repair

Uniform Residential Appraisal Report

URAR Damages, Defects, Deficiencies

PUMA Sample

Appraiser Reference ID

Dwelling Exterior #1

Building Id

Does Dwelling Exterior Defect Exist?

Defects, Damages, Deficiencies #1: Feature
Defects, Damages, Deficiencies #1: Feature Other
Defects, Damages, Deficiencies #1: Location
Defects, Damages, Deficiencies #1: Location Other
Defects, Damages, Deficiencies #1: Description

Defects, Damages, Deficiencies #1: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #1: Recommended Action
Defects, Damages, Deficiencies #1: Estimated Cost to Repair

Defects, Damages, Deficiencies #2: Feature
Defects, Damages, Deficiencies #2: Feature Other
Defects, Damages, Deficiencies #2: Location
Defects, Damages, Deficiencies #2: Location Other
Defects, Damages, Deficiencies #2: Description

Defects, Damages, Deficiencies #2: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #2: Recommended Action
Defects, Damages, Deficiencies #2: Estimated Cost to Repair

Defects, Damages, Deficiencies #3: Feature
Defects, Damages, Deficiencies #3: Feature Other
Defects, Damages, Deficiencies #3: Location
Defects, Damages, Deficiencies #3: Location Other
Defects, Damages, Deficiencies #3: Description

Defects, Damages, Deficiencies #3: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #3: Recommended Action
Defects, Damages, Deficiencies #3: Estimated Cost to Repair

Defects, Damages, Deficiencies #4: Feature
Defects, Damages, Deficiencies #4: Feature Other
Defects, Damages, Deficiencies #4: Location
Defects, Damages, Deficiencies #4: Location Other
Defects, Damages, Deficiencies #4: Description

Defects, Damages, Deficiencies #4: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #4: Recommended Action
Defects, Damages, Deficiencies #4: Estimated Cost to Repair

Defects, Damages, Deficiencies #5: Feature
Defects, Damages, Deficiencies #5: Feature Other
Defects, Damages, Deficiencies #5: Location
Defects, Damages, Deficiencies #5: Location Other
Defects, Damages, Deficiencies #5: Description

Defects, Damages, Deficiencies #5: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #5: Recommended Action
Defects, Damages, Deficiencies#5: Estimated Cost to Repair

Defects, Damages, Deficiencies #6: Feature
Defects, Damages, Deficiencies #6: Feature Other
Defects, Damages, Deficiencies #6: Location
Defects, Damages, Deficiencies #6: Location Other
Defects, Damages, Deficiencies #6: Description

Defects, Damages, Deficiencies #6: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #6: Recommended Action
Defects, Damages, Deficiencies #6: Estimated Cost to Repair

Uniform Residential Appraisal Report

URAR Damages, Defects, Deficiencies

PUMA Sample

Appraiser Reference ID

Dwelling Exterior #2

Building Id

Does Dwelling Exterior Defect Exist?

Defects, Damages, Deficiencies #1: Feature
Defects, Damages, Deficiencies #1: Feature Other
Defects, Damages, Deficiencies #1: Location
Defects, Damages, Deficiencies #1: Location Other
Defects, Damages, Deficiencies #1: Description

Defects, Damages, Deficiencies #1: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #1: Recommended Action
Defects, Damages, Deficiencies #1: Estimated Cost to Repair

Defects, Damages, Deficiencies #2: Feature
Defects, Damages, Deficiencies #2: Feature Other
Defects, Damages, Deficiencies #2: Location
Defects, Damages, Deficiencies #2: Location Other
Defects, Damages, Deficiencies #2: Description

Defects, Damages, Deficiencies #2: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #2: Recommended Action
Defects, Damages, Deficiencies #2: Estimated Cost to Repair

Defects, Damages, Deficiencies #3: Feature
Defects, Damages, Deficiencies #3: Feature Other
Defects, Damages, Deficiencies #3: Location
Defects, Damages, Deficiencies #3: Location Other
Defects, Damages, Deficiencies #3: Description

Defects, Damages, Deficiencies #3: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #3: Recommended Action
Defects, Damages, Deficiencies #3: Estimated Cost to Repair

Defects, Damages, Deficiencies #4: Feature
Defects, Damages, Deficiencies #4: Feature Other
Defects, Damages, Deficiencies #4: Location
Defects, Damages, Deficiencies #4: Location Other
Defects, Damages, Deficiencies #4: Description

Defects, Damages, Deficiencies #4: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #4: Recommended Action
Defects, Damages, Deficiencies #4: Estimated Cost to Repair

Defects, Damages, Deficiencies #5: Feature
Defects, Damages, Deficiencies #5: Feature Other
Defects, Damages, Deficiencies #5: Location
Defects, Damages, Deficiencies #5: Location Other
Defects, Damages, Deficiencies #5: Description

Defects, Damages, Deficiencies #5: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #5: Recommended Action
Defects, Damages, Deficiencies #5: Estimated Cost to Repair

Defects, Damages, Deficiencies #6: Feature
Defects, Damages, Deficiencies #6: Feature Other
Defects, Damages, Deficiencies #6: Location
Defects, Damages, Deficiencies #6: Location Other
Defects, Damages, Deficiencies #6: Description

Defects, Damages, Deficiencies #6: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #6: Recommended Action
Defects, Damages, Deficiencies #6: Estimated Cost to Repair

PUMA Sample

Appraiser Reference ID

Unit Interior #1

Building Id
Unit Id

Does Unit Interior Defect Exist?

Defects, Damages, Deficiencies #1: Feature
Defects, Damages, Deficiencies #1: Feature Other
Defects, Damages, Deficiencies #1: Location
Defects, Damages, Deficiencies #1: Location Other
Defects, Damages, Deficiencies #1: Description

Defects, Damages, Deficiencies #1: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #1: Recommended Action
Defects, Damages, Deficiencies #1: Estimated Cost to Repair

Defects, Damages, Deficiencies #2: Feature
Defects, Damages, Deficiencies #2: Feature Other
Defects, Damages, Deficiencies #2: Location
Defects, Damages, Deficiencies #2: Location Other
Defects, Damages, Deficiencies #2: Description

Defects, Damages, Deficiencies #2: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #2: Recommended Action
Defects, Damages, Deficiencies #2: Estimated Cost to Repair

Defects, Damages, Deficiencies #3: Feature
Defects, Damages, Deficiencies #3: Feature Other
Defects, Damages, Deficiencies #3: Location
Defects, Damages, Deficiencies #3: Location Other
Defects, Damages, Deficiencies #3: Description

Defects, Damages, Deficiencies #3: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #3: Recommended Action
Defects, Damages, Deficiencies #3: Estimated Cost to Repair

Defects, Damages, Deficiencies #4: Feature
Defects, Damages, Deficiencies #4: Feature Other
Defects, Damages, Deficiencies #4: Location
Defects, Damages, Deficiencies #4: Location Other
Defects, Damages, Deficiencies #4: Description

Defects, Damages, Deficiencies #4: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #4: Recommended Action
Defects, Damages, Deficiencies #4: Estimated Cost to Repair

Defects, Damages, Deficiencies #5: Feature
Defects, Damages, Deficiencies #5: Feature Other
Defects, Damages, Deficiencies #5: Location
Defects, Damages, Deficiencies #5: Location Other
Defects, Damages, Deficiencies #5: Description

Defects, Damages, Deficiencies #5: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #5: Recommended Action
Defects, Damages, Deficiencies #5: Estimated Cost to Repair

Defects, Damages, Deficiencies #6: Feature
Defects, Damages, Deficiencies #6: Feature Other
Defects, Damages, Deficiencies #6: Location
Defects, Damages, Deficiencies #6: Location Other
Defects, Damages, Deficiencies #6: Description

Defects, Damages, Deficiencies #6: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #6: Recommended Action
Defects, Damages, Deficiencies #6: Estimated Cost to Repair

PUMA Sample

Appraiser Reference ID

Unit Interior #2

Building Id
Unit Id

Does Unit Interior Defect Exist?

Defects, Damages, Deficiencies #1: Feature
Defects, Damages, Deficiencies #1: Feature Other
Defects, Damages, Deficiencies #1: Location
Defects, Damages, Deficiencies #1: Location Other
Defects, Damages, Deficiencies #1: Description

Defects, Damages, Deficiencies #1: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #1: Recommended Action
Defects, Damages, Deficiencies #1: Estimated Cost to Repair

Defects, Damages, Deficiencies #2: Feature
Defects, Damages, Deficiencies #2: Feature Other
Defects, Damages, Deficiencies #2: Location
Defects, Damages, Deficiencies #2: Location Other
Defects, Damages, Deficiencies #2: Description

Defects, Damages, Deficiencies #2: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #2: Recommended Action
Defects, Damages, Deficiencies #2: Estimated Cost to Repair

Defects, Damages, Deficiencies #3: Feature
Defects, Damages, Deficiencies #3: Feature Other
Defects, Damages, Deficiencies #3: Location
Defects, Damages, Deficiencies #3: Location Other
Defects, Damages, Deficiencies #3: Description

Defects, Damages, Deficiencies #3: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #3: Recommended Action
Defects, Damages, Deficiencies #3: Estimated Cost to Repair

Defects, Damages, Deficiencies #4: Feature
Defects, Damages, Deficiencies #4: Feature Other
Defects, Damages, Deficiencies #4: Location
Defects, Damages, Deficiencies #4: Location Other
Defects, Damages, Deficiencies #4: Description

Defects, Damages, Deficiencies #4: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #4: Recommended Action
Defects, Damages, Deficiencies #4: Estimated Cost to Repair

Defects, Damages, Deficiencies #5: Feature
Defects, Damages, Deficiencies #5: Feature Other
Defects, Damages, Deficiencies #5: Location
Defects, Damages, Deficiencies #5: Location Other
Defects, Damages, Deficiencies #5: Description

Defects, Damages, Deficiencies #5: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #5: Recommended Action
Defects, Damages, Deficiencies #5: Estimated Cost to Repair

Defects, Damages, Deficiencies #6: Feature
Defects, Damages, Deficiencies #6: Feature Other
Defects, Damages, Deficiencies #6: Location
Defects, Damages, Deficiencies #6: Location Other
Defects, Damages, Deficiencies #6: Description

Defects, Damages, Deficiencies #6: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #6: Recommended Action
Defects, Damages, Deficiencies #6: Estimated Cost to Repair

PUMA Sample

Appraiser Reference ID

Unit Interior #3

Building Id
Unit Id

Does Unit Interior Defect Exist?

Defects, Damages, Deficiencies #1: Feature
Defects, Damages, Deficiencies #1: Feature Other
Defects, Damages, Deficiencies #1: Location
Defects, Damages, Deficiencies #1: Location Other
Defects, Damages, Deficiencies #1: Description

Defects, Damages, Deficiencies #1: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #1: Recommended Action
Defects, Damages, Deficiencies #1: Estimated Cost to Repair

Defects, Damages, Deficiencies #2: Feature
Defects, Damages, Deficiencies #2: Feature Other
Defects, Damages, Deficiencies #2: Location
Defects, Damages, Deficiencies #2: Location Other
Defects, Damages, Deficiencies #2: Description

Defects, Damages, Deficiencies #2: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #2: Recommended Action
Defects, Damages, Deficiencies #2: Estimated Cost to Repair

Defects, Damages, Deficiencies #3: Feature
Defects, Damages, Deficiencies #3: Feature Other
Defects, Damages, Deficiencies #3: Location
Defects, Damages, Deficiencies #3: Location Other
Defects, Damages, Deficiencies #3: Description

Defects, Damages, Deficiencies #3: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #3: Recommended Action
Defects, Damages, Deficiencies #3: Estimated Cost to Repair

Defects, Damages, Deficiencies #4: Feature
Defects, Damages, Deficiencies #4: Feature Other
Defects, Damages, Deficiencies #4: Location
Defects, Damages, Deficiencies #4: Location Other
Defects, Damages, Deficiencies #4: Description

Defects, Damages, Deficiencies #4: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #4: Recommended Action
Defects, Damages, Deficiencies #4: Estimated Cost to Repair

Defects, Damages, Deficiencies #5: Feature
Defects, Damages, Deficiencies #5: Feature Other
Defects, Damages, Deficiencies #5: Location
Defects, Damages, Deficiencies #5: Location Other
Defects, Damages, Deficiencies #5: Description

Defects, Damages, Deficiencies #5: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #5: Recommended Action
Defects, Damages, Deficiencies #5: Estimated Cost to Repair

Defects, Damages, Deficiencies #6: Feature
Defects, Damages, Deficiencies #6: Feature Other
Defects, Damages, Deficiencies #6: Location
Defects, Damages, Deficiencies #6: Location Other
Defects, Damages, Deficiencies #6: Description

Defects, Damages, Deficiencies #6: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #6: Recommended Action
Defects, Damages, Deficiencies #6: Estimated Cost to Repair

PUMA Sample

Appraiser Reference ID

Unit Interior #4

Building Id
Unit Id

Does Unit Interior Defect Exist?

Defects, Damages, Deficiencies #1: Feature
Defects, Damages, Deficiencies #1: Feature Other
Defects, Damages, Deficiencies #1: Location
Defects, Damages, Deficiencies #1: Location Other
Defects, Damages, Deficiencies #1: Description

Defects, Damages, Deficiencies #1: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #1: Recommended Action
Defects, Damages, Deficiencies #1: Estimated Cost to Repair

Defects, Damages, Deficiencies #2: Feature
Defects, Damages, Deficiencies #2: Feature Other
Defects, Damages, Deficiencies #2: Location
Defects, Damages, Deficiencies #2: Location Other
Defects, Damages, Deficiencies #2: Description

Defects, Damages, Deficiencies #2: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #2: Recommended Action
Defects, Damages, Deficiencies #2: Estimated Cost to Repair

Defects, Damages, Deficiencies #3: Feature
Defects, Damages, Deficiencies #3: Feature Other
Defects, Damages, Deficiencies #3: Location
Defects, Damages, Deficiencies #3: Location Other
Defects, Damages, Deficiencies #3: Description

Defects, Damages, Deficiencies #3: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #3: Recommended Action
Defects, Damages, Deficiencies #3: Estimated Cost to Repair

Defects, Damages, Deficiencies #4: Feature
Defects, Damages, Deficiencies #4: Feature Other
Defects, Damages, Deficiencies #4: Location
Defects, Damages, Deficiencies #4: Location Other
Defects, Damages, Deficiencies #4: Description

Defects, Damages, Deficiencies #4: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #4: Recommended Action
Defects, Damages, Deficiencies #4: Estimated Cost to Repair

Defects, Damages, Deficiencies #5: Feature
Defects, Damages, Deficiencies #5: Feature Other
Defects, Damages, Deficiencies #5: Location
Defects, Damages, Deficiencies #5: Location Other
Defects, Damages, Deficiencies #5: Description

Defects, Damages, Deficiencies #5: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #5: Recommended Action
Defects, Damages, Deficiencies #5: Estimated Cost to Repair

Defects, Damages, Deficiencies #6: Feature
Defects, Damages, Deficiencies #6: Feature Other
Defects, Damages, Deficiencies #6: Location
Defects, Damages, Deficiencies #6: Location Other
Defects, Damages, Deficiencies #6: Description

Defects, Damages, Deficiencies #6: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #6: Recommended Action
Defects, Damages, Deficiencies #6: Estimated Cost to Repair

PUMA Sample

Appraiser Reference ID

Outbuilding #1

Building Id

Does Outbuilding Defect Exist?

Defects, Damages, Deficiencies #1: Feature
Defects, Damages, Deficiencies #1: Feature Other
Defects, Damages, Deficiencies #1: Location
Defects, Damages, Deficiencies #1: Location Other
Defects, Damages, Deficiencies #1: Description

Defects, Damages, Deficiencies #1: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #1: Recommended Action
Defects, Damages, Deficiencies #1: Estimated Cost to Repair

Defects, Damages, Deficiencies #2: Feature
Defects, Damages, Deficiencies #2: Feature Other
Defects, Damages, Deficiencies #2: Location
Defects, Damages, Deficiencies #2: Location Other
Defects, Damages, Deficiencies #2: Description

Defects, Damages, Deficiencies #2: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #2: Recommended Action
Defects, Damages, Deficiencies #2: Estimated Cost to Repair

Defects, Damages, Deficiencies #3: Feature
Defects, Damages, Deficiencies #3: Feature Other
Defects, Damages, Deficiencies #3: Location
Defects, Damages, Deficiencies #3: Location Other
Defects, Damages, Deficiencies #3: Description

Defects, Damages, Deficiencies #3: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #3: Recommended Action
Defects, Damages, Deficiencies #3: Estimated Cost to Repair

Defects, Damages, Deficiencies #4: Feature
Defects, Damages, Deficiencies #4: Feature Other
Defects, Damages, Deficiencies #4: Location
Defects, Damages, Deficiencies #4: Location Other
Defects, Damages, Deficiencies #4: Description

Defects, Damages, Deficiencies #4: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #4: Recommended Action
Defects, Damages, Deficiencies #4: Estimated Cost to Repair

Defects, Damages, Deficiencies #5: Feature
Defects, Damages, Deficiencies #5: Feature Other
Defects, Damages, Deficiencies #5: Location
Defects, Damages, Deficiencies #5: Location Other
Defects, Damages, Deficiencies #5: Description

Defects, Damages, Deficiencies #5: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #5: Recommended Action
Defects, Damages, Deficiencies #5: Estimated Cost to Repair

Defects, Damages, Deficiencies #6: Feature
Defects, Damages, Deficiencies #6: Feature Other
Defects, Damages, Deficiencies #6: Location
Defects, Damages, Deficiencies #6: Location Other
Defects, Damages, Deficiencies #6: Description

Defects, Damages, Deficiencies #6: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #6: Recommended Action
Defects, Damages, Deficiencies #6: Estimated Cost to Repair

PUMA Sample

Appraiser Reference ID

Outbuilding #2

Building Id

Does Outbuilding Defect Exist?

Defects, Damages, Deficiencies #1: Feature
Defects, Damages, Deficiencies #1: Feature Other
Defects, Damages, Deficiencies #1: Location
Defects, Damages, Deficiencies #1: Location Other
Defects, Damages, Deficiencies #1: Description

Defects, Damages, Deficiencies #1: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #1: Recommended Action
Defects, Damages, Deficiencies #1: Estimated Cost to Repair

Defects, Damages, Deficiencies #2: Feature
Defects, Damages, Deficiencies #2: Feature Other
Defects, Damages, Deficiencies #2: Location
Defects, Damages, Deficiencies #2: Location Other
Defects, Damages, Deficiencies #2: Description

Defects, Damages, Deficiencies #2: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #2: Recommended Action
Defects, Damages, Deficiencies #2: Estimated Cost to Repair

Defects, Damages, Deficiencies #3: Feature
Defects, Damages, Deficiencies #3: Feature Other
Defects, Damages, Deficiencies #3: Location
Defects, Damages, Deficiencies #3: Location Other
Defects, Damages, Deficiencies #3: Description

Defects, Damages, Deficiencies #3: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #3: Recommended Action
Defects, Damages, Deficiencies #3: Estimated Cost to Repair

Defects, Damages, Deficiencies #4: Feature
Defects, Damages, Deficiencies #1: Feature Other
Defects, Damages, Deficiencies #4: Location
Defects, Damages, Deficiencies #4: Location Other
Defects, Damages, Deficiencies #4: Description

Defects, Damages, Deficiencies #4: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #4: Recommended Action
Defects, Damages, Deficiencies #4: Estimated Cost to Repair

Defects, Damages, Deficiencies #5: Feature
Defects, Damages, Deficiencies #5: Feature Other
Defects, Damages, Deficiencies #5: Location
Defects, Damages, Deficiencies #5: Location Other
Defects, Damages, Deficiencies #5: Description

Defects, Damages, Deficiencies #5: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #5: Recommended Action
Defects, Damages, Deficiencies #5: Estimated Cost to Repair

Defects, Damages, Deficiencies #6: Feature
Defects, Damages, Deficiencies #6: Feature Other
Defects, Damages, Deficiencies #6: Location
Defects, Damages, Deficiencies #6: Location Other
Defects, Damages, Deficiencies #6: Description

Defects, Damages, Deficiencies #6: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #6: Recommended Action
Defects, Damages, Deficiencies #6: Estimated Cost to Repair

PUMA Sample

Appraiser Reference ID

Outbuilding Unit Interior #1
Building Id
Unit Id
Defects, Damages, Deficiencies #1: Feature
Defects, Damages, Deficiencies #1: Location
Defects, Damages, Deficiencies #1: Description
Defects, Damages, Deficiencies #1: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #1: Recommended Action
Defects, Damages, Deficiencies #1: Estimated Cost to Repair
Defects, Damages, Deficiencies #2: Feature
Defects, Damages, Deficiencies #2: Location
Defects, Damages, Deficiencies #2: Description
Defects, Damages, Deficiencies #2: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #2: Recommended Action
Defects, Damages, Deficiencies #2: Estimated Cost to Repair
Defects, Damages, Deficiencies #3: Feature
Defects, Damages, Deficiencies #3: Location
Defects, Damages, Deficiencies #3: Description
Defects, Damages, Deficiencies #3: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #3: Recommended Action
Defects, Damages, Deficiencies #3: Estimated Cost to Repair
Defects, Damages, Deficiencies #4: Feature
Defects, Damages, Deficiencies #4: Location
Defects, Damages, Deficiencies #4: Description
Defects, Damages, Deficiencies #4: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #4: Recommended Action
Defects, Damages, Deficiencies #4: Estimated Cost to Repair
Defects, Damages, Deficiencies #5: Feature
Defects, Damages, Deficiencies #5: Location
Defects, Damages, Deficiencies #5: Description
Defects, Damages, Deficiencies #5: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #5: Recommended Action
Defects, Damages, Deficiencies #5: Estimated Cost to Repair
Defects, Damages, Deficiencies #6: Feature
Defects, Damages, Deficiencies #6: Location
Defects, Damages, Deficiencies #6: Description
Defects, Damages, Deficiencies #6: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #6: Recommended Action
Defects, Damages, Deficiencies #6: Estimated Cost to Repair

PUMA Sample

Appraiser Reference ID

Outbuilding Unit Interior #2

Building Id
Unit Id

Defects, Damages, Deficiencies #1: Feature
Defects, Damages, Deficiencies #1: Location
Defects, Damages, Deficiencies #1: Description

Defects, Damages, Deficiencies #1: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #1: Recommended Action
Defects, Damages, Deficiencies #1: Estimated Cost to Repair

Defects, Damages, Deficiencies #2: Feature
Defects, Damages, Deficiencies #2: Location
Defects, Damages, Deficiencies #2: Description

Defects, Damages, Deficiencies #2: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #2: Recommended Action
Defects, Damages, Deficiencies #2: Estimated Cost to Repair

Defects, Damages, Deficiencies #3: Feature
Defects, Damages, Deficiencies #3: Location
Defects, Damages, Deficiencies #3: Description

Defects, Damages, Deficiencies #3: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #3: Recommended Action
Defects, Damages, Deficiencies #3: Estimated Cost to Repair

Defects, Damages, Deficiencies #4: Feature
Defects, Damages, Deficiencies #4: Location
Defects, Damages, Deficiencies #4: Description

Defects, Damages, Deficiencies #4: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #4: Recommended Action
Defects, Damages, Deficiencies #4: Estimated Cost to Repair

Defects, Damages, Deficiencies #5: Feature
Defects, Damages, Deficiencies #5: Location
Defects, Damages, Deficiencies #5: Description

Defects, Damages, Deficiencies #5: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #5: Recommended Action
Defects, Damages, Deficiencies #5: Estimated Cost to Repair

Defects, Damages, Deficiencies #6: Feature
Defects, Damages, Deficiencies #6: Location
Defects, Damages, Deficiencies #6: Description

Defects, Damages, Deficiencies #6: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #6: Recommended Action
Defects, Damages, Deficiencies #6: Estimated Cost to Repair

PUMA Sample

Appraiser Reference ID

Outbuilding Unit Interior #3

Building Id
Unit Id

Defects, Damages, Deficiencies #1: Feature
Defects, Damages, Deficiencies #1: Location
Defects, Damages, Deficiencies #1: Description

Defects, Damages, Deficiencies #1: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #1: Recommended Action
Defects, Damages, Deficiencies #1: Estimated Cost to Repair

Defects, Damages, Deficiencies #2: Feature
Defects, Damages, Deficiencies #2: Location
Defects, Damages, Deficiencies #2: Description

Defects, Damages, Deficiencies #2: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #2: Recommended Action
Defects, Damages, Deficiencies #2: Estimated Cost to Repair

Defects, Damages, Deficiencies #3: Feature
Defects, Damages, Deficiencies #3: Location
Defects, Damages, Deficiencies #3: Description

Defects, Damages, Deficiencies #3: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #3: Recommended Action
Defects, Damages, Deficiencies #3: Estimated Cost to Repair

Defects, Damages, Deficiencies #4: Feature
Defects, Damages, Deficiencies #4: Location
Defects, Damages, Deficiencies #4: Description

Defects, Damages, Deficiencies #4: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #4: Recommended Action
Defects, Damages, Deficiencies #4: Estimated Cost to Repair

Defects, Damages, Deficiencies #5: Feature
Defects, Damages, Deficiencies #5: Location
Defects, Damages, Deficiencies #5: Description

Defects, Damages, Deficiencies #5: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #5: Recommended Action
Defects, Damages, Deficiencies #5: Estimated Cost to Repair

Defects, Damages, Deficiencies #6: Feature
Defects, Damages, Deficiencies #6: Location
Defects, Damages, Deficiencies #6: Description

Defects, Damages, Deficiencies #6: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #6: Recommended Action
Defects, Damages, Deficiencies #6: Estimated Cost to Repair

PUMA Sample

Appraiser Reference ID

Outbuilding Unit Interior #4
Building Id
Unit Id
Defects, Damages, Deficiencies #1: Feature
Defects, Damages, Deficiencies #1: Location
Defects, Damages, Deficiencies #1: Description
Defects, Damages, Deficiencies #1: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #1: Recommended Action
Defects, Damages, Deficiencies #1: Estimated Cost to Repair
Defects, Damages, Deficiencies #2: Feature
Defects, Damages, Deficiencies #2: Location
Defects, Damages, Deficiencies #2: Description
Defects, Damages, Deficiencies #2: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #2: Recommended Action
Defects, Damages, Deficiencies #2: Estimated Cost to Repair
Defects, Damages, Deficiencies #3: Feature
Defects, Damages, Deficiencies #3: Location
Defects, Damages, Deficiencies #3: Description
Defects, Damages, Deficiencies #3: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #3: Recommended Action
Defects, Damages, Deficiencies #3: Estimated Cost to Repair
Defects, Damages, Deficiencies #4: Feature
Defects, Damages, Deficiencies #4: Location
Defects, Damages, Deficiencies #4: Description
Defects, Damages, Deficiencies #4: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #4: Recommended Action
Defects, Damages, Deficiencies #4: Estimated Cost to Repair
Defects, Damages, Deficiencies #5: Feature
Defects, Damages, Deficiencies #5: Location
Defects, Damages, Deficiencies #5: Description
Defects, Damages, Deficiencies #5: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #5: Recommended Action
Defects, Damages, Deficiencies #5: Estimated Cost to Repair
Defects, Damages, Deficiencies #6: Feature
Defects, Damages, Deficiencies #6: Location
Defects, Damages, Deficiencies #6: Description
Defects, Damages, Deficiencies #6: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #6: Recommended Action
Defects, Damages, Deficiencies #6: Estimated Cost to Repair

PUMA Sample

Appraiser Reference ID

Vehicle Storage
Does Vehicle Storage Defect Exist?
Defects, Damages, Deficiencies #1: Feature
Defects, Damages, Deficiencies #1: Location
Defects, Damages, Deficiencies #1: Location Other
Defects, Damages, Deficiencies #1: Description
Defects, Damages, Deficiencies #1: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #1: Recommended Action
Defects, Damages, Deficiencies #1: Estimated Cost to Repair
Defects, Damages, Deficiencies #2: Feature
Defects, Damages, Deficiencies #2: Location
Defects, Damages, Deficiencies #2: Location Other
Defects, Damages, Deficiencies #2: Description
Defects, Damages, Deficiencies #2: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #2: Recommended Action
Defects, Damages, Deficiencies #2: Estimated Cost to Repair
Defects, Damages, Deficiencies #3: Feature
Defects, Damages, Deficiencies #3: Location
Defects, Damages, Deficiencies #3: Location Other
Defects, Damages, Deficiencies #3: Description
Defects, Damages, Deficiencies #3: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #3: Recommended Action
Defects, Damages, Deficiencies #3: Estimated Cost to Repair
Defects, Damages, Deficiencies #4: Feature
Defects, Damages, Deficiencies #4: Location
Defects, Damages, Deficiencies #4: Location Other
Defects, Damages, Deficiencies #4: Description
Defects, Damages, Deficiencies #4: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #4: Recommended Action
Defects, Damages, Deficiencies #4: Estimated Cost to Repair
Defects, Damages, Deficiencies #5: Feature
Defects, Damages, Deficiencies #5: Location
Defects, Damages, Deficiencies #5: Location Other
Defects, Damages, Deficiencies #5: Description
Defects, Damages, Deficiencies #5: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #5: Recommended Action
Defects, Damages, Deficiencies #5: Estimated Cost to Repair
Defects, Damages, Deficiencies #6: Feature
Defects, Damages, Deficiencies #6: Location
Defects, Damages, Deficiencies #6: Location Other
Defects, Damages, Deficiencies #6: Description
Defects, Damages, Deficiencies #6: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #6: Recommended Action
Defects, Damages, Deficiencies #6: Estimated Cost to Repair

Uniform Residential Appraisal Report

URAR Damages, Defects, Deficiencies

PUMA Sample

Appraiser Reference ID

Subject Property Amenities
Does Amenities Defect Exist?
Defects, Damages, Deficiencies #1: Feature
Defects, Damages, Deficiencies #1: Location
Defects, Damages, Deficiencies #1: Location Other
Defects, Damages, Deficiencies #1: Description
Defects, Damages, Deficiencies #1: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #1: Recommended Action
Defects, Damages, Deficiencies #1: Estimated Cost to Repair
Defects, Damages, Deficiencies #2: Feature
Defects, Damages, Deficiencies #2: Location
Defects, Damages, Deficiencies #2: Location Other
Defects, Damages, Deficiencies #2: Description
Defects, Damages, Deficiencies #2: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #2: Recommended Action
Defects, Damages, Deficiencies #2: Estimated Cost to Repair
Defects, Damages, Deficiencies #3: Feature
Defects, Damages, Deficiencies #3: Location
Defects, Damages, Deficiencies #3: Location Other
Defects, Damages, Deficiencies #3: Description
Defects, Damages, Deficiencies #3: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #3: Recommended Action
Defects, Damages, Deficiencies #3: Estimated Cost to Repair
Defects, Damages, Deficiencies #4: Feature
Defects, Damages, Deficiencies #4: Location
Defects, Damages, Deficiencies #4: Location Other
Defects, Damages, Deficiencies #4: Description
Defects, Damages, Deficiencies #4: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #4: Recommended Action
Defects, Damages, Deficiencies #4: Estimated Cost to Repair
Defects, Damages, Deficiencies #5: Feature
Defects, Damages, Deficiencies #5: Location
Defects, Damages, Deficiencies #5: Location Other
Defects, Damages, Deficiencies #5: Description
Defects, Damages, Deficiencies #5: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #5: Recommended Action
Defects, Damages, Deficiencies #5: Estimated Cost to Repair
Defects, Damages, Deficiencies #6: Feature
Defects, Damages, Deficiencies #6: Location
Defects, Damages, Deficiencies #6: Location Other
Defects, Damages, Deficiencies #6: Description
Defects, Damages, Deficiencies #6: Affects of Soundness or Structural Integrity
Defects, Damages, Deficiencies #6: Recommended Action
Defects, Damages, Deficiencies #6: Estimated Cost to Repair
Rating and Estimated Cost
Defects, Damages, Deficiencies: Total Estimated Cost to Repair
Defects, Damages, Deficiencies: Total Estimated Cost to Repair Type
As Is Overall Condition Rating
Total Estimated Cost of Items Recommended for Repair
Appraisal Version Number
Fannie Mae | Freddie Mac
September 2024
PUMA Sample
Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR Disaster Mitigation

PUMA Sample

Appraiser Reference ID

Disaster Mitigation

Disaster Mitigation Feature #1
Disaster Mitigation Feature #1 Other Description

Disaster Mitigation Feature #2
Disaster Mitigation Feature #2 Other Description

Disaster Mitigation Feature #3
Disaster Mitigation Feature #3 Other Description

Disaster Mitigation Feature #4
Disaster Mitigation Feature #4 Other Description

Disaster Mitigation Feature #5
Disaster Mitigation Feature #5 Other Description

Disaster Mitigation Feature #6
Disaster Mitigation Feature #6 Other Description

Disaster Mitigation Valuation Analysis Category
Disaster Mitigation Comments

Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

Energy Efficient and Green Features

PUMA Sample

Appraiser Reference ID

Renewable Energy Components

Known Renewable Energy Components

Renewable Energy Component #1
Renewable Energy Component #1: Other Description
Renewable Energy Component #1: Ownership
Renewable Energy Component #1: Ownership: Other Description
Renewable Energy Component #1: Financing

Renewable Energy Component #2
Renewable Energy Component #2: Other Description
Renewable Energy Component #2: Ownership
Renewable Energy Component #2: Ownership: Other Description
Renewable Energy Component #2: Financing

Renewable Energy Component #3
Renewable Energy Component #3: Other Description
Renewable Energy Component #3: Ownership
Renewable Energy Component #3: Ownership: Other Description
Renewable Energy Component #3: Financing

Renewable Energy Component #4
Renewable Energy Component #4: Other Description
Renewable Energy Component #4: Ownership
Renewable Energy Component #4: Ownership: Other Description
Renewable Energy Component #4: Financing

Renewable Energy Component #5
Renewable Energy Component #5: Other Description
Renewable Energy Component #5: Ownership
Renewable Energy Component #5: Ownership: Other Description
Renewable Energy Component #5: Financing

Renewable Energy Component #6
Renewable Energy Component #6: Other Description
Renewable Energy Component #6: Ownership
Renewable Energy Component #6: Ownership: Other Description
Renewable Energy Component #6: Financing

Building Certifications

Known Building Certifications

Building Certification #1: Organization
Building Certification #1: Name
Building Certification #1: Year
Building Certification #1: Version
Building Certification #1: Rating

Building Certification #2: Organization
Building Certification #2: Name
Building Certification #2: Year
Building Certification #2: Version
Building Certification #2: Rating

Building Certification #3: Organization
Building Certification #3: Name
Building Certification #3: Year
Building Certification #3: Version
Building Certification #3: Rating

Building Certification #4: Organization
Building Certification #4: Name
Building Certification #4: Year
Building Certification #4: Version
Building Certification #4: Rating

Uniform Residential Appraisal Report

URAR Energy Efficient and Green Features

PUMA Sample	Appraiser Reference ID
Green Efficiency Ratings	
	Known Efficiency Ratings
	Green / Energy Efficiency Rating #1: Organization
	Green / Energy Efficiency Rating #1: Name
	Green / Energy Efficiency Rating #1: Score
	Green / Energy Efficiency Rating #2: Organization
	Green / Energy Efficiency Rating #2: Name
	Green / Energy Efficiency Rating #2: Score
	Green / Energy Efficiency Rating #3: Organization
	Green / Energy Efficiency Rating #3: Name
	Green / Energy Efficiency Rating #3: Score
	Green / Energy Efficiency Rating #4: Organization
	Green / Energy Efficiency Rating #4: Name
	Green / Energy Efficiency Rating #4: Score
Energy Efficient and Green Features Impact to Value / Marketability	
	Impact to Value / Marketability
	Impact to Value / Marketability: Description
Energy Efficient and Green Features Commentary	
	Energy Efficient and Green Features: Valuation Analysis Category
	Energy Efficient and Green Features Commentary
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Manufactured Home

PUMA Sample

Appraiser Reference ID

Manufacturer Name
Year Installed
Is year installed an estimated value?
Moved Since Original Installation
Attached to Permanent Foundation
Towing Hitch, Wheels, Axles Removed
Manufactured Home Width

Is there skirting?

Skirting #1
Other Skirting #1

Skirting #2
Other Skirting #2

Skirting #1
Other Skirting #3

Skirting #4
Other Skirting #4

☐ Have there been any modifications, attachments or additions that rely on or have altered the original structure for support? Yes
☐ Have there been any modifications, attachments or additions that rely on or have altered the original structure for support? No

Modification, Attachment, or Addition #1
Modification, Attachment, or Addition #1 Other

Modification, Attachment, or Addition #2
Modification, Attachment, or Addition #2 Other

Modification, Attachment, or Addition #3
Modification, Attachment, or Addition #3 Other

Modification, Attachment, or Addition #4
Modification, Attachment, or Addition #4 Other

Modification, Attachment, or Addition #5
Modification, Attachment, or Addition #5 Other

Modification, Attachment, or Addition #6
Modification, Attachment, or Addition #6 Other

Manufactured Home Modifications Description

HUD Data Plate

HUD Data Plate Attached
Date of Manufacture
Serial Number
HUD Wind Zone
HUD Thermal Zone
HUD Roof Load Zone

HUD Certification Label

Label Present for All Sections
HUD Certification Number #1
HUD Certification Number #2
HUD Certification Number #3
HUD Certification Number #4

Manufactured Home Certification Program

Certification #1
Certification #1 Other
Identifier #1

Certification #2
Certification #2 Other
Identifier #2

Certification #3
Certification #3 Other
Identifier #3

Uniform Residential Appraisal Report

Manufactured Home

PUMA Sample	Appraiser Reference ID
Invoice Information	
	Purchased from Retailer
	Retailer Name
	Retailer's Invoice Reviewed
	Manufacturer's Invoice Reviewed
	Invoice(s) Appear Reasonable
	Commentary on Why Invoice(s) Not Reasonable
Manufactured Home Commentary	
	Manufacture Home Commentary
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR Functional Obsolescence

PUMA Sample	Appraiser Reference ID
	Functional Issues #1
	Functional Issues #1 Other
	Functional Issues #2
	Functional Issues #2 Other
	Functional Issues #3
	Functional Issues #3 Other
	Functional Issues #4
	Functional Issues #4 Other
	Functional Issues #5
	Functional Issues #5 Other
	Functional Issues #6
	Functional Issues #6 Other
Functional Obsolescence Commentary	
	Functional Obsolescence Commentary
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Vehicle Storage

PUMA Sample

Appraiser Reference ID

Vehicle Storage #1 Type
Vehicle Storage #1 Other
Vehicle Storage #1 Number of Parking Spaces
Vehicle Storage #1 Assignment Type
Vehicle Storage #1 Assignment Type Other
Vehicle Storage #1 Detail Type
Vehicle Storage #1 Detail Type Other
Vehicle Storage #1 Storage Size
Vehicle Storage #1 Storage Size Unit of Measure
Vehicle Storage #1 Attachment Type
Vehicle Storage #1 Are There 10 or more Parking Spaces Within the Indicated Vehicle Storage?

Vehicle Storage #2 Type
Vehicle Storage #2 Other
Vehicle Storage #2 Number of Parking Spaces
Vehicle Storage #2 Assignment Type
Vehicle Storage #2 Assignment Type Other
Vehicle Storage #2 Detail Type
Vehicle Storage #2 Detail Type Other
Vehicle Storage #2 Storage Size
Vehicle Storage #2 Storage Size Unit of Measure
Vehicle Storage #2 Attachment Type
Vehicle Storage #2 Are There 10 or more Parking Spaces Within the Indicated Vehicle Storage?

Vehicle Storage #3 Type
Vehicle Storage #3 Other
Vehicle Storage #3 Number of Parking Spaces
Vehicle Storage #3 Assignment Type
Vehicle Storage #3 Assignment Type Other
Vehicle Storage #3 Detail Type
Vehicle Storage #3 Detail Type Other
Vehicle Storage #3 Storage Size
Vehicle Storage #3 Storage Size Unit of Measure
Vehicle Storage #3 Attachment Type
Vehicle Storage #3 Are There 10 or more Parking Spaces Within the Indicated Vehicle Storage?

Vehicle Storage #4 Type
Vehicle Storage #4 Other
Vehicle Storage #4 Number of Parking Spaces
Vehicle Storage #4 Assignment Type
Vehicle Storage #4 Assignment Type Other
Vehicle Storage #4 Detail Type
Vehicle Storage #4 Detail Type Other
Vehicle Storage #4 Storage Size
Vehicle Storage #4 Storage Size Unit of Measure
Vehicle Storage #4 Attachment Type
Vehicle Storage #4 Are There 10 or more Parking Spaces Within the Indicated Vehicle Storage?

Vehicle Storage #5 Type
Vehicle Storage #5 Other
Vehicle Storage #5 Number of Parking Spaces
Vehicle Storage #5 Assignment Type
Vehicle Storage #5 Assignment Type Other
Vehicle Storage #5 Detail Type
Vehicle Storage #5 Detail Type Other
Vehicle Storage #5 Storage Size
Vehicle Storage #5 Storage Size Unit of Measure
Vehicle Storage #5 Attachment Type
Vehicle Storage #5 Are There 10 or more Parking Spaces Within the Indicated Vehicle Storage?

Vehicle Storage #6 Type
Vehicle Storage #6 Other
Vehicle Storage #6 Number of Parking Spaces
Vehicle Storage #6 Assignment Type
Vehicle Storage #6 Assignment Type Other
Vehicle Storage #6 Detail Type
Vehicle Storage #6 Detail Type Other
Vehicle Storage #6 Storage Size
Vehicle Storage #6 Storage Size Unit of Measure
Vehicle Storage #6 Attachment Type
Vehicle Storage #6 Are There 10 or more Parking Spaces Within the Indicated Vehicle Storage?

PUMA Sample	Appraiser Reference ID
Vehicle Storage Commentary	
	Vehicle Storage Valuation Analysis Category Type
	Vehicle Storage Commentary
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Site

PUMA Sample | Appraiser Reference ID

Site	
	Total Site Size
	Total Site Size Unit of Measure
	Site Dimensions
	Number of Parcels
	Parcels Contiguous
	Elements Dividing Parcels #1
	Elements Dividing Parcels #1 Other
	Elements Dividing Parcels #2
	Elements Dividing Parcels #2 Other
	Elements Dividing Parcels #3
	Elements Dividing Parcels #3 Other
	Elements Dividing Parcels #4
	Elements Dividing Parcels #4 Other
Parcels	
	Assessor Parcel Number (APN) #1
	APN #1 Type
	APN #1 Description
	APN #1 Description Other
	APN #1 Parcel Size
	APN #1 Parcel Identification Type
	APN #1 Parcel Identifier
	APN #1 Parcel Identifier Owner Name
	Assessor Parcel Number (APN) #2
	APN #2 Type
	APN #2 Description
	APN #2 Description Other
	APN #2 Parcel Size
	APN #2 Parcel Identification Type
	APN #2 Parcel Identifier
	APN #2 Parcel Identifier Owner Name
	Assessor Parcel Number (APN) #3
	APN #3 Type
	APN #3 Description
	APN #3 Description Other
	APN #3 Parcel Size
	APN #3 Parcel Identification Type
	APN #3 Parcel Identifier
	APN #3 Parcel Identifier Owner Name
	Assessor Parcel Number (APN) #4
	APN #4 Type
	APN #4 Description
	APN #4 Description Other
	APN #4 Parcel Size
	APN #4 Parcel Identification Type
	APN #4 Parcel Identifier
	APN #4 Parcel Identifier Owner Name

PUMA Sample

Appraiser Reference ID

Zoning

Zoning: Compliance
Zoning: Classification Code
Zoning: Classification Code Description
Zoning: Reasons Illegal #1
Zoning: Reasons Illegal #1 Other
Zoning: Reasons Illegal #2
Zoning: Reasons Illegal #2 Other
Zoning: Reasons Illegal #3
Zoning: Reasons Illegal #3 Other
Zoning: Reasons Illegal #4
Zoning: Reasons Illegal #4 Other
Zoning: Impact
Zoning: Rebuildable to Current Density/Use

Zoning: Valuation Analysis Category Type
Description of Zoning Compliance

Property Use

Primarily Residential
Residential Use

Are There Non-Residential Uses on Property?
Non-Residential Use
Non-Residential Use Other
Non-Residential Modification

Description of Non-Residential Use/Modification

Property Access

Primary Access
Primary Access Other

Street Type #1
Street Type #1 Other
Street Surface #1
Street Surface #1 Other

Street Type #2
Street Type #2 Other
Street Surface #2
Street Surface #2 Other

Street Type #3
Street Type #3 Other
Street Surface #3
Street Surface #3 Other

Street Type #4
Street Type #4 Other
Street Surface #4
Street Surface #4 Other

Known Maintenance Agreement
Property Access Typical for Market

Description of Property Access

Site Influence

Site Influence #1
Site Influence #1 Other
Site Influence #1 Proximity Type
Site Influence #1 Proximity
Site Influence #1 Detail
Site Influence #1 Detail Other
Site Influence #1 Special Airport Hazard Zone
Site Influence #1 Special Airport Hazard Zone Other
Site Influence #1 Meets Policy Requirements
Site Influence #1 Impact
Site Influence #1 Comment

PUMA Sample | Appraiser Reference ID

Site Influence (continued)
Site Influence #2
Site Influence #2 Other
Site Influence #2 Proximity Type
Site Influence #2 Proximity
Site Influence #2 Detail
Site Influence #2 Detail Other
Site Influence #2 Special Airport Hazard Zone
Site Influence #2 Special Airport Hazard Zone Other
Site Influence #2 Meets Policy Requirements
Site Influence #2 Impact
Site Influence #2 Comment
Site Influence #3
Site Influence #3 Other
Site Influence #3 Proximity Type
Site Influence #3 Proximity
Site Influence #3 Detail
Site Influence #3 Detail Other
Site Influence #3 Special Airport Hazard Zone
Site Influence #3 Special Airport Hazard Zone Other
Site Influence #3 Meets Policy Requirements
Site Influence #3 Impact
Site Influence #3 Comment
Site Influence #4
Site Influence #4 Other
Site Influence #4 Proximity Type
Site Influence #4 Proximity
Site Influence #4 Detail
Site Influence #4 Detail Other
Site Influence #4 Special Airport Hazard Zone
Site Influence #4 Special Airport Hazard Zone Other
Site Influence #4 Meets Policy Requirements
Site Influence #4 Impact
Site Influence #4 Comment
Site Influence #5
Site Influence #5 Other
Site Influence #5 Proximity Type
Site Influence #5 Proximity
Site Influence #5 Detail
Site Influence #5 Detail Other
Site Influence #5 Special Airport Hazard Zone
Site Influence #5 Special Airport Hazard Zone Other
Site Influence #5 Meets Policy Requirements
Site Influence #5 Impact
Site Influence #5 Comment
Site Influence #6
Site Influence #6 Other
Site Influence #6 Proximity Type
Site Influence #6 Proximity
Site Influence #6 Detail
Site Influence #6 Detail Other
Site Influence #6 Special Airport Hazard Zone
Site Influence #6 Special Airport Hazard Zone Other
Site Influence #6 Meets Policy Requirements
Site Influence #6 Impact
Site Influence #6 Comment
Site Influence Commentary: Valuation Analysis Category Type
Site Influence Commentary

PUMA Sample

Appraiser Reference ID

Apparent Environmental Condition

Environmental Condition #1 Detail
Environmental Condition #1 Detail Other
Environmental Condition #1 Proximity
Environmental Condition #1 Proximity Direction
Environmental Condition #1 Impact
Environmental Condition #1 Comment

Environmental Condition #2 Detail
Environmental Condition #2 Detail Other
Environmental Condition #2 Proximity
Environmental Condition #2 Proximity Direction
Environmental Condition #2 Impact
Environmental Condition #2 Comment

Environmental Condition #3 Detail
Environmental Condition #3 Detail Other
Environmental Condition #3 Proximity
Environmental Condition #3 Proximity Direction
Environmental Condition #3 Impact
Environmental Condition #3 Comment

Environmental Condition #4 Detail
Environmental Condition #4 Detail Other
Environmental Condition #4 Proximity
Environmental Condition #4 Proximity Direction
Environmental Condition #4 Impact
Environmental Condition #4 Comment

Water Frontage with Private Access

Total Linear Measurement

Permanent Waterfront Feature #1
Permanent Waterfront Feature #1 Other
Permanent Waterfront Feature #1 Right to Build

Permanent Waterfront Feature #2
Permanent Waterfront Feature #2 Other
Permanent Waterfront Feature #2 Right to Build

Permanent Waterfront Feature #3
Permanent Waterfront Feature #3 Other
Permanent Waterfront Feature #3 Right to Build

Permanent Waterfront Feature #4
Permanent Waterfront Feature #4 Other
Permanent Waterfront Feature #4 Right to Build

Water Frontage #1: Does Property Have Private Access Rights to the Body of Water?
Water Frontage #1
Water Frontage #1 Other
Water Frontage #1 Name
Water Frontage #1 Access Rights
Water Frontage #1 Access Rights Other
Water Frontage #1 Access Depth
Water Frontage #1 Access Depth Other

Water Frontage #2: Does Property Have Private Access Rights to the Body of Water?
Water Frontage #2
Water Frontage #2 Other
Water Frontage #2 Name
Water Frontage #2 Access Rights
Water Frontage #2 Access Rights Other
Water Frontage #2 Access Depth
Water Frontage #2 Access Depth Other

Water Frontage: Valuation Analysis Category Type
Water Frontage Commentary

PUMA Sample

Appraiser Reference ID

View and Impact to Value/Marketability

View #1
View #1 Other
View #1 Range of View
View #1 Range of View Other
View #1 Impact
View #1 Primary

View #2
View #2 Other
View #2 Range of View
View #2 Range of View Other
View #2 Impact
View #2 Primary

View #3
View #3 Other
View #3 Range of View
View #3 Range of View Other
View #3 Impact
View #3 Primary

View #4
View #4 Other
View #4 Range of View
View #4 Range of View Other
View #4 Impact
View #4 Primary

View Commentary

Site Features and Impact to Value / Marketability

Non-Residential Property Use

Non-Residential Property Use

Non-Residential Property Use Detail #1
Non-Residential Property Use Detail #1 Other

Non-Residential Property Use Detail #2
Non-Residential Property Use Detail #2 Other

Non-Residential Property Use Detail #3
Non-Residential Property Use Detail #3 Other

Non-Residential Property Use Detail #4
Non-Residential Property Use Detail #4 Other

Non-Residential Property Use Impact

Non-Residential Property Use: Valuation Analysis Category Type
Non-Residential Property Use Comment

Hazard Zones

Hazard Zone #1 Detail
Hazard Zone #1 Detail Other

Hazard Zone #2 Detail
Hazard Zone #2 Detail Other

Hazard Zone #3 Detail
Hazard Zone #3 Detail Other

Hazard Zone #4 Detail
Hazard Zone #4 Detail Other

Hazard Zone Lava Flow Zone
Hazard Zone Impact

Hazard Zone: Valuation Analysis Category Type
Hazard Zone Comment

PUMA Sample | Appraiser Reference ID

Site Features and Impact to Value / Marketability (continued)

Property Restrictions

Property Restriction #1 Encumbrance
Property Restriction #1 Detail
Property Restriction #1 Other
Property Restriction #1 Impact
Property Restriction #1 Comment

Property Restriction #2 Encumbrance
Property Restriction #2 Detail
Property Restriction #2 Other
Property Restriction #2 Impact
Property Restriction #2 Comment

Property Restriction #3 Encumbrance
Property Restriction #3 Detail
Property Restriction #3 Other
Property Restriction #3 Impact
Property Restriction #3 Comment

Property Restriction #4 Encumbrance
Property Restriction #4 Detail
Property Restriction #4 Other
Property Restriction #4 Impact
Property Restriction #4 Comment

Easements

Easement #1 Encumbrance
Easement #1 Detail
Easement #1 Other
Easement #1 Impact
Easement #1 Comment

Easement #2 Encumbrance
Easement #2 Detail
Easement #2 Other
Easement #2 Impact
Easement #2 Comment

Easement #3 Encumbrance
Easement #3 Detail
Easement #3 Other
Easement #3 Impact
Easement #3 Comment

Easement #4 Encumbrance
Easement #4 Detail
Easement #4 Other
Easement #4 Impact
Easement #4 Comment

Encroachments

Encroachment #1 Encumbrance
Encroachment #1 Detail
Encroachment #1 Other
Encroachment #1 Direction
Encroachment #1 Impact
Encroachment #1 Comment

Encroachment #2 Encumbrance
Encroachment #2 Detail
Encroachment #2 Other
Encroachment #2 Direction
Encroachment #2 Impact
Encroachment #2 Comment

PUMA Sample | Appraiser Reference ID

Site Features and Impact to Value / Marketability (continued)

Encroachment #3 Encumbrance
Encroachment #3 Detail
Encroachment #3 Other
Encroachment #3 Direction
Encroachment #3 Impact
Encroachment #3 Comment

Encroachment #4 Encumbrance
Encroachment #4 Detail
Encroachment #4 Other
Encroachment #4 Direction
Encroachment #4 Impact
Encroachment #4 Comment

Site Characteristics

Site Characteristic #1 Detail
Site Characteristic #1 Other
Site Characteristic #1 Topography Detail
Site Characteristic #1 Topography Detail Other
Site Characteristic #1 Drainage Detail
Site Characteristic #1 Drainage Detail Other
Site Characteristic #1 Impact
Site Characteristic #1 Comment

Site Characteristic #2 Detail
Site Characteristic #2 Other
Site Characteristic #2 Topography Detail
Site Characteristic #2 Topography Detail Other
Site Characteristic #2 Drainage Detail
Site Characteristic #2 Drainage Detail Other
Site Characteristic #2 Impact
Site Characteristic #2 Comment

Site Characteristic #3 Detail
Site Characteristic #3 Other
Site Characteristic #3 Topography Detail
Site Characteristic #3 Topography Detail Other
Site Characteristic #3 Drainage Detail
Site Characteristic #3 Drainage Detail Other
Site Characteristic #3 Impact
Site Characteristic #3 Comment

Site Characteristic #4 Detail
Site Characteristic #4 Other
Site Characteristic #4 Topography Detail
Site Characteristic #4 Topography Detail Other
Site Characteristic #4 Drainage Detail
Site Characteristic #4 Drainage Detail Other
Site Characteristic #4 Impact
Site Characteristic #4 Comment

Site Characteristic #5 Detail
Site Characteristic #5 Other
Site Characteristic #5 Topography Detail
Site Characteristic #5 Topography Detail Other
Site Characteristic #5 Drainage Detail
Site Characteristic #5 Drainage Detail Other
Site Characteristic #5 Impact
Site Characteristic #5 Comment

Site Characteristic #6 Detail
Site Characteristic #6 Other
Site Characteristic #6 Topography Detail
Site Characteristic #6 Topography Detail Other
Site Characteristic #6 Drainage Detail
Site Characteristic #6 Drainage Detail Other
Site Characteristic #6 Impact
Site Characteristic #6 Comment

PUMA Sample | Appraiser Reference ID

Site Features and Impact to Value / Marketability (continued)

Site Features Commentary

Site Features: Valuation Analysis Category Type
Site Features Commentary

Utilities and Impact to Value / Marketability

Broadband Internet Available
Dwelling/Improvement Within Utility Easement

Electricity

Utilities: Electricity #1 Type
Utilities: Electricity #1 Ownership
Utilities: Electricity #1 Private Source
Utilities: Electricity #1 Private Source Other
Utilities: Electricity #1 Is Private Utility Shared?
Utilities: Electricity #1 Private Utility Impact
Utilities: Electricity #1 Electricity Comment

Utilities: Electricity #2 Type
Utilities: Electricity #2 Ownership
Utilities: Electricity #2 Private Source
Utilities: Electricity #2 Private Source Other
Utilities: Electricity #2 Is Private Utility Shared?
Utilities: Electricity #2 Private Utility Impact
Utilities: Electricity #2 Electricity Comment

Gas

Utilities: Gas #1 Type
Utilities: Gas #1 Ownership
Utilities: Gas #1 Source
Utilities: Gas #1 Source Other
Utilities: Gas #1 Private Utility Impact
Utilities: Gas #1 Comment

Utilities: Gas #2 Type
Utilities: Gas #2 Ownership
Utilities: Gas #2 Source
Utilities: Gas #2 Source Other
Utilities: Gas #2 Private Utility Impact
Utilities: Gas #2 Comment

Sanitary Sewer

Utilities: Sanitary Sewer #1 Type
Utilities: Sanitary Sewer #1 Ownership
Utilities: Sanitary Sewer #1 Public Available Not Connected
Utilities: Sanitary Sewer #1 System
Utilities: Sanitary Sewer #1 System Other
Utilities: Sanitary Sewer #1 Is Private Utility Shared?
Utilities: Sanitary Sewer #1 Private Utility Impact
Utilities: Sanitary Sewer #1 Comment

Utilities: Sanitary Sewer #2 Type
Utilities: Sanitary Sewer #2 Ownership
Utilities: Sanitary Sewer #2 Public Available Not Connected
Utilities: Sanitary Sewer #2 System
Utilities: Sanitary Sewer #2 System Other
Utilities: Sanitary Sewer #2 Is Private Utility Shared?
Utilities: Sanitary Sewer #2 Private Utility Impact
Utilities: Sanitary Sewer #2 Comment

PUMA Sample — Appraiser Reference ID

Utilities and Impact to Value / Marketability (continued)	
Water	
	Utilities: Water #1 Type
	Utilities: Water #1 Ownership
	Utilities: Water #1 Source(s)
	Utilities: Water #1 Source Other
	Utilities: Water #1 Public Available Not Connected
	Utilities: Water #1 Well Type
	Utilities: Water #1 Well Type Other
	Utilities: Water #1 Well Meets Distance Requirements
	Utilities: Water #1 Is Private Utility Shared?
	Utilities: Water #1 Private Utility Impact
	Utilities: Water #1 Comment
	Utilities: Water #2 Type
	Utilities: Water #2 Ownership
	Utilities: Water #2 Source(s)
	Utilities: Water #2 Source Other
	Utilities: Water #2 Public Available Not Connected
	Utilities: Water #2 Well Type
	Utilities: Water #2 Well Type Other
	Utilities: Water #2 Well Meets Distance Requirements
	Utilities: Water #2 Is Private Utility Shared?
	Utilities: Water #2 Private Utility Impact
	Utilities: Water #2 Comment
Other Utility	
	Utilities: Other Utility #1 Type
	Utilities: Other Utility #1 Ownership
	Utilities: Other Utility #1 Detail
	Utilities: Other Utility #1 Private Impact
	Utilities: Other Utility #1 Comment
	Utilities: Other Utility #2 Type
	Utilities: Other Utility #2 Ownership
	Utilities: Other Utility #2 Detail
	Utilities: Other Utility #2 Private Impact
	Utilities: Other Utility #2 Comment
Site Valuation Methodology	
	Opinion of Site Value
	Primary Site Valuation Method
	Primary Site Valuation Method Other
	Reconciliation of Site Value
Site Commentary	
	Site Commentary
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR Site - Comparable Land %NUM1%

PUMA Sample	Appraiser Reference ID
Site Valuation - Land Comparable	
	Land Comparable: Comparable Number
	Land Comparable: Street Address
	Land Comparable: City
	Land Comparable: State
	Land Comparable: ZIP Code
	Land Comparable: County
	Land Comparable: Longitude
	Land Comparable: Latitude
	Land Comparable: Data Source
	Land Comparable: Other Data Source
	Land Comparable: Assessor Parcel Number (APN)
	Land Comparable: Assessor Parcel Number (APN) Type
	Land Comparable: Site Size
	Land Comparable: Sale Date
	Land Comparable: Sale Price
	Land Comparable: Ownership Transfer Type
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR Site - Comparable Land %NUM1%

PUMA Sample	Appraiser Reference ID
Site Valuation - Land Comparable	
	Land Comparable: Comparable Number
	Land Comparable: Street Address
	Land Comparable: City
	Land Comparable: State
	Land Comparable: ZIP Code
	Land Comparable: County
	Land Comparable: Longitude
	Land Comparable: Latitude
	Land Comparable: Data Source
	Land Comparable: Other Data Source
	Land Comparable: Assessor Parcel Number (APN)
	Land Comparable: Assessor Parcel Number (APN) Type
	Land Comparable: Site Size
	Land Comparable: Sale Date
	Land Comparable: Sale Price
	Land Comparable: Ownership Transfer Type
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR Site - Comparable Land %NUM1%

PUMA Sample	Appraiser Reference ID
Site Valuation - Land Comparable	
	Land Comparable: Comparable Number
	Land Comparable: Street Address
	Land Comparable: City
	Land Comparable: State
	Land Comparable: ZIP Code
	Land Comparable: County
	Land Comparable: Longitude
	Land Comparable: Latitude
	Land Comparable: Data Source
	Land Comparable: Other Data Source
	Land Comparable: Assessor Parcel Number (APN)
	Land Comparable: Assessor Parcel Number (APN) Type
	Land Comparable: Site Size
	Land Comparable: Sale Date
	Land Comparable: Sale Price
	Land Comparable: Ownership Transfer Type
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR Dwelling Exterior

PUMA Sample — Appraiser Reference ID

Dwelling — Structure Type

1 — Structure Identifier



Dwelling Front Photo

Subject Property Units In Structure
Structure Design
Structure Design Other
Floors in Building
Dwelling Style
Dwelling Style Other
Front Door Elevation
Townhouse End Unit
Townhouse Back to Back
Units Above or Below
Townhouse Location
Year Built
Is Year Built Estimated?
Construction Method
Construction Method Other
Converted Area
Converted Area Description
Converted Area Other
Converted Area and Similarity to Rest of Living Area
Factory Built Certification
Structural Volume
Window Surface Area
Attic
Attic Accessible for Observation
Visual Observation (of the Attic) Completed
Remaining Economic Life
Effective Age
Effective Age Range: High
Effective Age Range: Low
Commentary on Remaining Economic Life

Commentary on Effective Age

Quality and Condition

Exterior Quality Rating
Exterior Condition Rating
Exterior Quality and Condition Commentary

Exterior Features

Exterior Walls and Trim

Exterior Features: Walls and Trim

Exterior Walls and Trim Detail
Exterior Walls and Trim Detail Other
Exterior Walls and Trim Quality Comment

Exterior Walls and Trim Condition Status
Exterior Walls and Trim Condition Comment

Foundation

Exterior Features: Foundation

Foundation Material
Foundation Material Other
Foundation Style
Foundation Style Other
Crawl Space Accessible for Observation
Visual Observation (of the Crawl Space) Completed
Quality Comment

Condition Status
Condition Comment

Uniform Residential Appraisal Report

URAR Dwelling Exterior

PUMA Sample | Appraiser Reference ID

Exterior Features (continued)

Roof

Exterior Features: Roof

Is Roof Observable?
Roof Surface
Roof Surface Other
Roof Quality Comment

Roof Condition Status
Roof Condition Comment

Approximate Age of Roof (Years)

Windows

Exterior Features: Windows

Windows Detail
Windows Quality Comment

Windows Condition Status
Windows Condition Comment

Other

Exterior Features: Other

Other Name
Other Detail
Other Quality Comment

Other Condition Status
Other Condition Comment

Noncontinuous Finished Area

Is there Noncontinuous Finished Area In the Dwelling?
Noncontinuous Finished Total Area
Noncontinuous Finished Total Area Unit of Measure

Noncontinuous Finished Room #1
Noncontinuous Finished Room #1 Other
Noncontinuous Finished Room #1 Room Count

Noncontinuous Finished Room #2
Noncontinuous Finished Room #2 Other
Noncontinuous Finished Room #2 Room Count

Noncontinuous Finished Room #3
Noncontinuous Finished Room #3 Other
Noncontinuous Finished Room #3 Room Count

Noncontinuous Finished Room #4
Noncontinuous Finished Room #4 Other
Noncontinuous Finished Room #4 Room Count

Mechanical System Details

Heating System
Heating System Other
Heating Detail
Heating Fuel Other
Is Lack of Heating System Typical for the Market?

Is there Permanent Cooling in the building?
Cooling System
Cooling System Other

☐ Core Heating System Below Grade: Yes
☐ Core Heating System Below Grade: No
Other Mechanical Systems
Other Mechanical Systems Other Description

Uniform Residential Appraisal Report

URAR Dwelling Exterior

PUMA Sample	Appraiser Reference ID

Dwelling Exterior Commentary
Dwelling Exterior Commentary
Appraisal Version Number
Fannie Mae | Freddie Mac
September 2024
PUMA Sample — Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR Dwelling Exterior

PUMA Sample — Appraiser Reference ID

Dwelling — Structure Type

2 — Structure Identifier



Dwelling Front Photo

Subject Property Units In Structure
Structure Design
Structure Design Other
Floors in Building
Dwelling Style
Dwelling Style Other
Front Door Elevation
Townhouse End Unit
Townhouse Back to Back
Units Above or Below
Townhouse Location
Year Built
Is Year Built Estimated?
Construction Method
Construction Method Other
Converted Area
Converted Area Description
Converted Area Other
Converted Area and Similarity to Rest of Living Area
Factory Built Certification
Structural Volume
Window Surface Area
Attic
Attic Accessible for Observation
Visual Observation (of the Attic) Completed
Remaining Economic Life
Effective Age
Effective Age Range: High
Effective Age Range: Low
Commentary on Remaining Economic Life

Commentary on Effective Age

Quality and Condition

Exterior Quality Rating
Exterior Condition Rating
Exterior Quality and Condition Commentary

Exterior Features

Exterior Walls and Trim

Exterior Features: Walls and Trim

Exterior Walls and Trim Detail
Exterior Walls and Trim Detail Other
Exterior Walls and Trim Quality Comment

Exterior Walls and Trim Condition Status
Exterior Walls and Trim Condition Comment

Foundation

Exterior Features: Foundation

Foundation Material
Foundation Material Other
Foundation Style
Foundation Style Other
Crawl Space Accessible for Observation
Visual Observation (of the Crawl Space) Completed
Quality Comment

Condition Status
Condition Comment

Uniform Residential Appraisal Report

URAR Dwelling Exterior

PUMA Sample | Appraiser Reference ID

Exterior Features (continued)

Roof

Exterior Features: Roof

Is Roof Observable?
Roof Surface
Roof Surface Other
Roof Quality Comment

Roof Condition Status
Roof Condition Comment

Approximate Age of Roof (Years)

Windows

Exterior Features: Windows

Windows Detail
Windows Quality Comment

Windows Condition Status
Windows Condition Comment

Other

Exterior Features: Other

Other Name
Other Detail
Other Quality Comment

Other Condition Status
Other Condition Comment

Noncontinuous Finished Area

Is there Noncontinuous Finished Area In the Dwelling?
Noncontinuous Finished Total Area
Noncontinuous Finished Total Area Unit of Measure

Noncontinuous Finished Room #1
Noncontinuous Finished Room #1 Other
Noncontinuous Finished Room #1 Room Count

Noncontinuous Finished Room #2
Noncontinuous Finished Room #2 Other
Noncontinuous Finished Room #2 Room Count

Noncontinuous Finished Room #3
Noncontinuous Finished Room #3 Other
Noncontinuous Finished Room #3 Room Count

Noncontinuous Finished Room #4
Noncontinuous Finished Room #4 Other
Noncontinuous Finished Room #4 Room Count

Mechanical System Details

Heating System
Heating System Other
Heating Detail
Heating Fuel Other
Is Lack of Heating System Typical for the Market?

Is there Permanent Cooling in the building?
Cooling System
Cooling System Other

☐ Core Heating System Below Grade: Yes
☐ Core Heating System Below Grade: No
Other Mechanical Systems
Other Mechanical Systems Other Description

Uniform Residential Appraisal Report

URAR Dwelling Exterior

PUMA Sample	Appraiser Reference ID

Dwelling Exterior Commentary
Dwelling Exterior Commentary
Appraisal Version Number
Fannie Mae | Freddie Mac
September 2024
PUMA Sample — Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR Dwelling Exterior

PUMA Sample — Appraiser Reference ID

Dwelling — Structure Type

3 — Structure Identifier



Dwelling Front Photo

Subject Property Units In Structure
Structure Design
Structure Design Other
Floors in Building
Dwelling Style
Dwelling Style Other
Front Door Elevation
Townhouse End Unit
Townhouse Back to Back
Units Above or Below
Townhouse Location
Year Built
Is Year Built Estimated?
Construction Method
Construction Method Other
Converted Area
Converted Area Description
Converted Area Other
Converted Area and Similarity to Rest of Living Area
Factory Built Certification
Structural Volume
Window Surface Area
Attic
Attic Accessible for Observation
Visual Observation (of the Attic) Completed
Remaining Economic Life
Effective Age
Effective Age Range: High
Effective Age Range: Low
Commentary on Remaining Economic Life

Commentary on Effective Age

Quality and Condition

Exterior Quality Rating
Exterior Condition Rating
Exterior Quality and Condition Commentary

Exterior Features

Exterior Walls and Trim

Exterior Features: Walls and Trim

Exterior Walls and Trim Detail
Exterior Walls and Trim Detail Other
Exterior Walls and Trim Quality Comment

Exterior Walls and Trim Condition Status
Exterior Walls and Trim Condition Comment

Foundation

Exterior Features: Foundation

Foundation Material
Foundation Material Other
Foundation Style
Foundation Style Other
Crawl Space Accessible for Observation
Visual Observation (of the Crawl Space) Completed
Quality Comment

Condition Status
Condition Comment

Uniform Residential Appraisal Report

URAR Dwelling Exterior

PUMA Sample | Appraiser Reference ID

Exterior Features (continued)

Roof

Exterior Features: Roof

Is Roof Observable?
Roof Surface
Roof Surface Other
Roof Quality Comment

Roof Condition Status
Roof Condition Comment

Approximate Age of Roof (Years)

Windows

Exterior Features: Windows

Windows Detail
Windows Quality Comment

Windows Condition Status
Windows Condition Comment

Other

Exterior Features: Other

Other Name
Other Detail
Other Quality Comment

Other Condition Status
Other Condition Comment

Noncontinuous Finished Area

Is there Noncontinuous Finished Area In the Dwelling?
Noncontinuous Finished Total Area
Noncontinuous Finished Total Area Unit of Measure

Noncontinuous Finished Room #1
Noncontinuous Finished Room #1 Other
Noncontinuous Finished Room #1 Room Count

Noncontinuous Finished Room #2
Noncontinuous Finished Room #2 Other
Noncontinuous Finished Room #2 Room Count

Noncontinuous Finished Room #3
Noncontinuous Finished Room #3 Other
Noncontinuous Finished Room #3 Room Count

Noncontinuous Finished Room #4
Noncontinuous Finished Room #4 Other
Noncontinuous Finished Room #4 Room Count

Mechanical System Details

Heating System
Heating System Other
Heating Detail
Heating Fuel Other
Is Lack of Heating System Typical for the Market?

Is there Permanent Cooling in the building?
Cooling System
Cooling System Other

☐ Core Heating System Below Grade: Yes
☐ Core Heating System Below Grade: No
Other Mechanical Systems
Other Mechanical Systems Other Description

Uniform Residential Appraisal Report

URAR Dwelling Exterior

PUMA Sample	Appraiser Reference ID

Dwelling Exterior Commentary
Dwelling Exterior Commentary
Appraisal Version Number
Fannie Mae | Freddie Mac
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PUMA Sample — Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR Outbuilding %NUM1%

PUMA Sample	Appraiser Reference ID
Outbuilding 1	Structure Type
	Outbuilding Front Photo
	Outbuilding Type
	Outbuilding Type Other
	Considered Real Property
	Units In Structure
	Attached to Permanent Foundation
	Structural Volume
	Gross Building Area
	Gross Building Area Unit of Measure
Detail	
☐	Heating: Yes
☐	Heating: No
☐	Cooling: Yes
☐	Cooling: No
	Utilities #1
	Utilities #1 Other
	Utilities #2
	Utilities #2 Other
	Utilities #3
	Utilities #3 Other
	Utilities #4
	Utilities #4 Other
Finished	
	Finished #1 Total Area
	Finished #1 Total Area Unit of Measure
	Finished #1 Room Count
	Finished #1 Room Type
	Finished #1 Room Type Other
	Finished #2 Total Area
	Finished #2 Total Area Unit of Measure
	Finished #2 Room Count
	Finished #2 Room Type
	Finished #2 Room Type Other
	Finished #3 Total Area
	Finished #3 Total Area Unit of Measure
	Finished #3 Room Count
	Finished #3 Room Type
	Finished #3 Room Type Other
	Finished #4 Total Area
	Finished #4 Total Area Unit of Measure
	Finished #4 Room Count
	Finished #4 Room Type
	Finished #4 Room Type Other
Unfinished	
	Unfinished #1 Total Area
	Unfinished #1 Total Area Unit of Measure
	Unfinished #2 Total Area
	Unfinished #2 Total Area Unit of Measure
	Unfinished #3 Total Area
	Unfinished #3 Total Area Unit of Measure
	Unfinished #4 Total Area
	Unfinished #4 Total Area Unit of Measure

Uniform Residential Appraisal Report

URAR Outbuilding %NUM1%

PUMA Sample — Appraiser Reference ID

Mechanical System Details

Heating

Heating System #1 Type
Heating System #1 Type Other
Heating System #1 Fuel
Heating System #1 Fuel Other
Is Lack of Heating System Typical for the Market?

Heating System #2 Type
Heating System #2 Type Other
Heating System #2 Fuel
Heating System #2 Fuel Other

Heating System #3 Type
Heating System #3 Type Other
Heating System #3 Fuel
Heating System #3 Fuel Other

Heating System #4 Type
Heating System #4 Type Other
Heating System #4 Fuel
Heating System #4 Fuel Other

Cooling

Is there Permanent Cooling in the building?
Cooling System #1 Type
Cooling System #1 Type Other

Cooling System #2 Type
Cooling System #2 Type Other

Cooling System #3 Type
Cooling System #3 Type Other

Cooling System #4 Type
Cooling System #4 Type Other

Other Mechanical System

Mechanical System #1 Type
Mechanical System #1 Type Other

Mechanical System #2 Type
Mechanical System #2 Type Other

Mechanical System #3 Type
Mechanical System #3 Type Other

Mechanical System #4 Type
Mechanical System #4 Type Other

Outbuilding Commentary

Outbuilding Commentary

Appraisal Version Number

Fannie Mae | Freddie Mac
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PUMA Sample — Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR Outbuilding %NUM1%

PUMA Sample	Appraiser Reference ID
Outbuilding 2	Structure Type
	Outbuilding Front Photo
	Outbuilding Type
	Outbuilding Type Other
	Considered Real Property
	Units In Structure
	Attached to Permanent Foundation
	Structural Volume
	Gross Building Area
	Gross Building Area Unit of Measure
Detail	
☐	Heating: Yes
☐	Heating: No
☐	Cooling: Yes
☐	Cooling: No
	Utilities #1
	Utilities #1 Other
	Utilities #2
	Utilities #2 Other
	Utilities #3
	Utilities #3 Other
	Utilities #4
	Utilities #4 Other
Finished	
	Finished #1 Total Area
	Finished #1 Total Area Unit of Measure
	Finished #1 Room Count
	Finished #1 Room Type
	Finished #1 Room Type Other
	Finished #2 Total Area
	Finished #2 Total Area Unit of Measure
	Finished #2 Room Count
	Finished #2 Room Type
	Finished #2 Room Type Other
	Finished #3 Total Area
	Finished #3 Total Area Unit of Measure
	Finished #3 Room Count
	Finished #3 Room Type
	Finished #3 Room Type Other
	Finished #4 Total Area
	Finished #4 Total Area Unit of Measure
	Finished #4 Room Count
	Finished #4 Room Type
	Finished #4 Room Type Other
Unfinished	
	Unfinished #1 Total Area
	Unfinished #1 Total Area Unit of Measure
	Unfinished #2 Total Area
	Unfinished #2 Total Area Unit of Measure
	Unfinished #3 Total Area
	Unfinished #3 Total Area Unit of Measure
	Unfinished #4 Total Area
	Unfinished #4 Total Area Unit of Measure

Uniform Residential Appraisal Report

URAR Outbuilding %NUM1%

PUMA Sample — Appraiser Reference ID

Mechanical System Details

Heating

Heating System #1 Type
Heating System #1 Type Other
Heating System #1 Fuel
Heating System #1 Fuel Other
Is Lack of Heating System Typical for the Market?

Heating System #2 Type
Heating System #2 Type Other
Heating System #2 Fuel
Heating System #2 Fuel Other

Heating System #3 Type
Heating System #3 Type Other
Heating System #3 Fuel
Heating System #3 Fuel Other

Heating System #4 Type
Heating System #4 Type Other
Heating System #4 Fuel
Heating System #4 Fuel Other

Cooling

Is there Permanent Cooling in the building?
Cooling System #1 Type
Cooling System #1 Type Other

Cooling System #2 Type
Cooling System #2 Type Other

Cooling System #3 Type
Cooling System #3 Type Other

Cooling System #4 Type
Cooling System #4 Type Other

Other Mechanical System

Mechanical System #1 Type
Mechanical System #1 Type Other

Mechanical System #2 Type
Mechanical System #2 Type Other

Mechanical System #3 Type
Mechanical System #3 Type Other

Mechanical System #4 Type
Mechanical System #4 Type Other

Outbuilding Commentary

Outbuilding Commentary

Appraisal Version Number

Fannie Mae | Freddie Mac
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PUMA Sample — Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR Outbuilding %NUM1%

PUMA Sample	Appraiser Reference ID
Outbuilding 3	Structure Type
	Outbuilding Front Photo
	Outbuilding Type
	Outbuilding Type Other
	Considered Real Property
	Units In Structure
	Attached to Permanent Foundation
	Structural Volume
	Gross Building Area
	Gross Building Area Unit of Measure
Detail	
☐	Heating: Yes
☐	Heating: No
☐	Cooling: Yes
☐	Cooling: No
	Utilities #1
	Utilities #1 Other
	Utilities #2
	Utilities #2 Other
	Utilities #3
	Utilities #3 Other
	Utilities #4
	Utilities #4 Other
Finished	
	Finished #1 Total Area
	Finished #1 Total Area Unit of Measure
	Finished #1 Room Count
	Finished #1 Room Type
	Finished #1 Room Type Other
	Finished #2 Total Area
	Finished #2 Total Area Unit of Measure
	Finished #2 Room Count
	Finished #2 Room Type
	Finished #2 Room Type Other
	Finished #3 Total Area
	Finished #3 Total Area Unit of Measure
	Finished #3 Room Count
	Finished #3 Room Type
	Finished #3 Room Type Other
	Finished #4 Total Area
	Finished #4 Total Area Unit of Measure
	Finished #4 Room Count
	Finished #4 Room Type
	Finished #4 Room Type Other
Unfinished	
	Unfinished #1 Total Area
	Unfinished #1 Total Area Unit of Measure
	Unfinished #2 Total Area
	Unfinished #2 Total Area Unit of Measure
	Unfinished #3 Total Area
	Unfinished #3 Total Area Unit of Measure
	Unfinished #4 Total Area
	Unfinished #4 Total Area Unit of Measure

Uniform Residential Appraisal Report

URAR Outbuilding %NUM1%

PUMA Sample — Appraiser Reference ID

Mechanical System Details

Heating

Heating System #1 Type
Heating System #1 Type Other
Heating System #1 Fuel
Heating System #1 Fuel Other
Is Lack of Heating System Typical for the Market?

Heating System #2 Type
Heating System #2 Type Other
Heating System #2 Fuel
Heating System #2 Fuel Other

Heating System #3 Type
Heating System #3 Type Other
Heating System #3 Fuel
Heating System #3 Fuel Other

Heating System #4 Type
Heating System #4 Type Other
Heating System #4 Fuel
Heating System #4 Fuel Other

Cooling

Is there Permanent Cooling in the building?
Cooling System #1 Type
Cooling System #1 Type Other

Cooling System #2 Type
Cooling System #2 Type Other

Cooling System #3 Type
Cooling System #3 Type Other

Cooling System #4 Type
Cooling System #4 Type Other

Other Mechanical System

Mechanical System #1 Type
Mechanical System #1 Type Other

Mechanical System #2 Type
Mechanical System #2 Type Other

Mechanical System #3 Type
Mechanical System #3 Type Other

Mechanical System #4 Type
Mechanical System #4 Type Other

Outbuilding Commentary

Outbuilding Commentary

Appraisal Version Number

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PUMA Sample — Appraiser Reference ID
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URAR Unit Interior

PUMA Sample

Appraiser Reference ID

Outbuilding Type
Outbuilding Type Other
Structure Identifier
Unit Identifier

Area Breakdown

Is Unit included in Rent Schedule?

Finished Above Grade Area
Finished Above Grade Unit of Measure

Finished Above Grade (Nonstandard) Area
Finished Above Grade (Nonstandard) Finished Above Grade Unit of Measure

Unfinished Above Grade Area
Unfinished Above Grade Unit of Measure

Finished Below Grade Area
Finished Below Grade Unit of Measure

Finished Below Grade (Nonstandard) Area
Finished Below Grade (Nonstandard) Unit of Measure

Unfinished Below Grade Area
Unfinished Below Grade Unit of Measure

Area Data Source
Area Data Source Other
Below Grade Finish Compared to Above

ADU

☐ Accessory Dwelling Unit: Yes
☐ Accessory Dwelling Unit: No
Accessory Dwelling Unit: Legally Rentable
Accessory Dwelling Unit: Data Source
Accessory Dwelling Unit: Data Source Other
Accessory Dwelling Unit: Typical for Market
Accessory Dwelling Unit: Ingress/Egress
Accessory Dwelling Unit: Separate Postal Address

Levels in Unit
Floor Number
Corner Unit
Occupancy
Utilities Separately Metered
Utilities Operating
Total Bedrooms
Total Bathrooms - Full
Total Bathrooms - Half
Non-Residential Use in Unit
Live/Work Space
Allowable Work Space

PUMA Sample

Appraiser Reference ID

Level and Room Detail
Level #1: Type
Level #1: Grade Level Type
Level #1: Grade Level
Level #1: Access
Level #1: Basement Access
Level #1: Basement Access Other
Level #1: Finished Area
Level #1: Finished Area Unit of Measure
Level #1: Unfinished Area
Level #1: Unfinished Area Unit of Measure
Level #1: Room #1: Count
Level #1: Room #1: Type
Level #1: Room #1: Type: Other
Level #1: Room #2: Count
Level #1: Room #2: Type
Level #1: Room #2: Type: Other
Level #1: Room #3: Count
Level #1: Room #3: Type
Level #1: Room #3: Type: Other
Level #1: Room #4: Count
Level #1: Room #4: Type
Level #1: Room #4: Type: Other
Level #1: Room #5: Count
Level #1: Room #5: Type
Level #1: Room #5: Type: Other
Level #1: Room #6: Count
Level #1: Room #6: Type
Level #1: Room #6: Type: Other
Level #1: Room #7: Count
Level #1: Room #7: Type
Level #1: Room #7: Type: Other
Level #1: Room #8: Count
Level #1: Room #8: Type
Level #1: Room #8: Type: Other
Level #1: Room #9: Count
Level #1: Room #9: Type
Level #1: Room #9: Type: Other
Level #1: Room #10: Count
Level #1: Room #10: Type
Level #1: Room #10: Type: Other

PUMA Sample

Appraiser Reference ID

Level and Room Detail (continued)
Level #2: Type
Level #2: Grade Level Type
Level #2: Grade Level
Level #2: Access
Level #2: Basement Access
Level #2: Basement Access Other
Level #2: Finished Area
Level #2: Finished Area Unit of Measure
Level #2: Unfinished Area
Level #2: Unfinished Area Unit of Measure
Level #2: Room #1: Count
Level #2: Room #1: Type
Level #2: Room #1: Type: Other
Level #2: Room #2: Count
Level #2: Room #2: Type
Level #2: Room #2: Type: Other
Level #2: Room #3: Count
Level #2: Room #3: Type
Level #2: Room #3: Type: Other
Level #2: Room #4: Count
Level #2: Room #4: Type
Level #2: Room #4: Type: Other
Level #2: Room #5: Count
Level #2: Room #5: Type
Level #2: Room #5: Type: Other
Level #2: Room #6: Count
Level #2: Room #6: Type
Level #2: Room #6: Type: Other
Level #2: Room #7: Count
Level #2: Room #7: Type
Level #2: Room #7: Type: Other
Level #2: Room #8: Count
Level #2: Room #8: Type
Level #2: Room #8: Type: Other
Level #2: Room #9: Count
Level #2: Room #9: Type
Level #2: Room #9: Type: Other
Level #2: Room #10: Count
Level #2: Room #10: Type
Level #2: Room #10: Type: Other

PUMA Sample | Appraiser Reference ID

Level and Room Detail (continued)
Level #3: Type
Level #3: Grade Level Type
Level #3: Grade Level
Level #3: Access
Level #3: Basement Access
Level #3: Basement Access Other
Level #3: Finished Area
Level #3: Finished Area Unit of Measure
Level #3: Unfinished Area
Level #3: Unfinished Area Unit of Measure
Level #3: Room #1: Count
Level #3: Room #1: Type
Level #3: Room #1: Type: Other
Level #3: Room #2: Count
Level #3: Room #2: Type
Level #3: Room #2: Type: Other
Level #3: Room #3: Count
Level #3: Room #3: Type
Level #3: Room #3: Type: Other
Level #3: Room #4: Count
Level #3: Room #4: Type
Level #3: Room #4: Type: Other
Level #3: Room #5: Count
Level #3: Room #5: Type
Level #3: Room #5: Type: Other
Level #3: Room #6: Count
Level #3: Room #6: Type
Level #3: Room #6: Type: Other
Level #3: Room #7: Count
Level #3: Room #7: Type
Level #3: Room #7: Type: Other
Level #3: Room #8: Count
Level #3: Room #8: Type
Level #3: Room #8: Type: Other
Level #3: Room #9: Count
Level #3: Room #9: Type
Level #3: Room #9: Type: Other
Level #3: Room #10: Count
Level #3: Room #10: Type
Level #3: Room #10: Type: Other

PUMA Sample

Appraiser Reference ID

Level and Room Detail (continued)
Level #4: Type
Level #4: Grade Level Type
Level #4: Grade Level
Level #4: Access
Level #4: Basement Access
Level #4: Basement Access Other
Level #4: Finished Area
Level #4: Finished Area Unit of Measure
Level #4: Unfinished Area
Level #4: Unfinished Area Unit of Measure
Level #4: Room #1: Count
Level #4: Room #1: Type
Level #4: Room #1: Type: Other
Level #4: Room #2: Count
Level #4: Room #2: Type
Level #4: Room #2: Type: Other
Level #4: Room #3: Count
Level #4: Room #3: Type
Level #4: Room #3: Type: Other
Level #4: Room #4: Count
Level #4: Room #4: Type
Level #4: Room #4: Type: Other
Level #4: Room #5: Count
Level #4: Room #5: Type
Level #4: Room #5: Type: Other
Level #4: Room #6: Count
Level #4: Room #6: Type
Level #4: Room #6: Type: Other
Level #4: Room #7: Count
Level #4: Room #7: Type
Level #4: Room #7: Type: Other
Level #4: Room #8: Count
Level #4: Room #8: Type
Level #4: Room #8: Type: Other
Level #4: Room #9: Count
Level #4: Room #9: Type
Level #4: Room #9: Type: Other
Level #4: Room #10: Count
Level #4: Room #10: Type
Level #4: Room #10: Type: Other

PUMA Sample

Appraiser Reference ID

Level and Room Detail (continued)
Level #5: Type
Level #5: Grade Level Type
Level #5: Grade Level
Level #5: Access
Level #5: Basement Access
Level #5: Basement Access Other
Level #5: Finished Area
Level #5: Finished Area Unit of Measure
Level #5: Unfinished Area
Level #5: Unfinished Area Unit of Measure
Level #5: Room #1: Count
Level #5: Room #1: Type
Level #5: Room #1: Type: Other
Level #5: Room #2: Count
Level #5: Room #2: Type
Level #5: Room #2: Type: Other
Level #5: Room #3: Count
Level #5: Room #3: Type
Level #5: Room #3: Type: Other
Level #5: Room #4: Count
Level #5: Room #4: Type
Level #5: Room #4: Type: Other
Level #5: Room #5: Count
Level #5: Room #5: Type
Level #5: Room #5: Type: Other
Level #5: Room #6: Count
Level #5: Room #6: Type
Level #5: Room #6: Type: Other
Level #5: Room #7: Count
Level #5: Room #7: Type
Level #5: Room #7: Type: Other
Level #5: Room #8: Count
Level #5: Room #8: Type
Level #5: Room #8: Type: Other
Level #5: Room #9: Count
Level #5: Room #9: Type
Level #5: Room #9: Type: Other
Level #5: Room #10: Count
Level #5: Room #10: Type
Level #5: Room #10: Type: Other

PUMA Sample

Appraiser Reference ID

Level and Room Detail (continued)
Level #6: Type
Level #6: Grade Level Type
Level #6: Grade Level
Level #6: Access
Level #6: Basement Access
Level #6: Basement Access Other
Level #6: Finished Area
Level #6: Finished Area Unit of Measure
Level #6: Unfinished Area
Level #6: Unfinished Area Unit of Measure
Level #6: Room #1: Count
Level #6: Room #1: Type
Level #6: Room #1: Type: Other
Level #6: Room #2: Count
Level #6: Room #2: Type
Level #6: Room #2: Type: Other
Level #6: Room #3: Count
Level #6: Room #3: Type
Level #6: Room #3: Type: Other
Level #6: Room #4: Count
Level #6: Room #4: Type
Level #6: Room #4: Type: Other
Level #6: Room #5: Count
Level #6: Room #5: Type
Level #6: Room #5: Type: Other
Level #6: Room #6: Count
Level #6: Room #6: Type
Level #6: Room #6: Type: Other
Level #6: Room #7: Count
Level #6: Room #7: Type
Level #6: Room #7: Type: Other
Level #6: Room #8: Count
Level #6: Room #8: Type
Level #6: Room #8: Type: Other
Level #6: Room #9: Count
Level #6: Room #9: Type
Level #6: Room #9: Type: Other
Level #6: Room #10: Count
Level #6: Room #10: Type
Level #6: Room #10: Type: Other

PUMA Sample

Appraiser Reference ID

Quality and Condition
Interior Quality Rating
Interior Condition Rating
Kitchen and Bathroom Details
Kitchen and Bathroom #1: Room
Kitchen and Bathroom #1: Room Level
Kitchen and Bathroom #1: Update Status
Kitchen and Bathroom #1: Time Frame
Kitchen and Bathroom #1: Quality Comment
Kitchen and Bathroom #1: Condition Status
Kitchen and Bathroom #1: Condition Comment
Kitchen and Bathroom #2: Room
Kitchen and Bathroom #2: Room Level
Kitchen and Bathroom #2: Update Status
Kitchen and Bathroom #2: Time Frame
Kitchen and Bathroom #2: Quality Comment
Kitchen and Bathroom #2: Condition Status
Kitchen and Bathroom #2: Condition Comment
Kitchen and Bathroom #3: Room
Kitchen and Bathroom #3: Room Level
Kitchen and Bathroom #3: Update Status
Kitchen and Bathroom #3: Time Frame
Kitchen and Bathroom #3: Quality Comment
Kitchen and Bathroom #3: Condition Status
Kitchen and Bathroom #3: Condition Comment
Kitchen and Bathroom #4: Room
Kitchen and Bathroom #4: Room Level
Kitchen and Bathroom #4: Update Status
Kitchen and Bathroom #4: Time Frame
Kitchen and Bathroom #4: Quality Comment
Kitchen and Bathroom #4: Condition Status
Kitchen and Bathroom #4: Condition Comment
Kitchen and Bathroom #5: Room
Kitchen and Bathroom #5: Room Level
Kitchen and Bathroom #5: Update Status
Kitchen and Bathroom #5: Time Frame
Kitchen and Bathroom #5: Quality Comment
Kitchen and Bathroom #5: Condition Status
Kitchen and Bathroom #5: Condition Comment
Kitchen and Bathroom #6: Room
Kitchen and Bathroom #6: Room Level
Kitchen and Bathroom #6: Update Status
Kitchen and Bathroom #6: Time Frame
Kitchen and Bathroom #6: Quality Comment
Kitchen and Bathroom #6: Condition Status
Kitchen and Bathroom #6: Condition Comment
Overall Update Status for Bathrooms

PUMA Sample

Appraiser Reference ID

Interior Features - Flooring
Interior Features - Flooring
Flooring #1: Type
Flooring #1: Type Other
Flooring #1: Additional Description
Flooring #1: Quality Comment
Flooring #1: Condition Status
Flooring #1: Condition Comment
Flooring #2: Type
Flooring #2: Type Other
Flooring #2: Additional Description
Flooring #2: Quality Comment
Flooring #2: Condition Status
Flooring #2: Condition Comment
Flooring #3: Type
Flooring #3: Type Other
Flooring #3: Additional Description
Flooring #3: Quality Comment
Flooring #3: Condition Status
Flooring #3: Condition Comment
Flooring #4: Type
Flooring #4: Type Other
Flooring #4: Additional Description
Flooring #4: Quality Comment
Flooring #4: Condition Status
Flooring #4: Condition Comment
Flooring #5: Type
Flooring #5: Type Other
Flooring #5: Additional Description
Flooring #5: Quality Comment
Flooring #5: Condition Status
Flooring #5: Condition Comment
Flooring #6: Type
Flooring #6: Type Other
Flooring #6: Additional Description
Flooring #6: Quality Comment
Flooring #6: Condition Status
Flooring #6: Condition Comment
Overall Update Status for Flooring

PUMA Sample

Appraiser Reference ID

Interior Features - Walls and Ceiling

Interior Features - Walls and Ceiling

Walls and Ceiling #1: Height
Walls and Ceiling #1: Type
Walls and Ceiling #1: Type Other
Walls and Ceiling #1: Quality Comment

Walls and Ceiling #1: Condition Status
Walls and Ceiling #1: Condition Comment

Walls and Ceiling #2: Height
Walls and Ceiling #2: Type
Walls and Ceiling #2: Type Other
Walls and Ceiling #2: Quality Comment

Walls and Ceiling #2: Condition Status
Walls and Ceiling #2: Condition Comment

Walls and Ceiling #3: Height
Walls and Ceiling #3: Type
Walls and Ceiling #3: Type Other
Walls and Ceiling #3: Quality Comment

Walls and Ceiling #3: Condition Status
Walls and Ceiling #3: Condition Comment

Walls and Ceiling #4: Height
Walls and Ceiling #4: Type
Walls and Ceiling #4: Type Other
Walls and Ceiling #4: Quality Comment

Walls and Ceiling #4: Condition Status
Walls and Ceiling #4: Condition Comment

Walls and Ceiling #5: Height
Walls and Ceiling #5: Type
Walls and Ceiling #5: Type Other
Walls and Ceiling #5: Quality Comment

Walls and Ceiling #5: Condition Status
Walls and Ceiling #5: Condition Comment

Walls and Ceiling #6: Height
Walls and Ceiling #6: Type
Walls and Ceiling #6: Type Other
Walls and Ceiling #6: Quality Comment

Walls and Ceiling #6: Condition Status
Walls and Ceiling #6: Condition Comment

PUMA Sample

Appraiser Reference ID

Interior Features - Other

Interior Features - Other

Other Features #1: Detail
Other Features #1: Quality Comment

Other Features #1: Condition Status
Other Features #1: Condition Comment

Other Features #2: Detail
Other Features #2: Quality Comment

Other Features #2: Condition Status
Other Features #2: Condition Comment

Other Features #3: Detail
Other Features #3: Quality Comment

Other Features #3: Condition Status
Other Features #3: Condition Comment

Other Features #4: Detail
Other Features #4: Quality Comment

Other Features #4: Condition Status
Other Features #4: Condition Comment

Other Features #5: Detail
Other Features #5: Quality Comment

Other Features #5: Condition Status
Other Features #5: Condition Comment

Other Features #6: Detail
Other Features #6: Quality Comment

Other Features #6: Condition Status
Other Features #6: Condition Comment

Accessibility Features for Individuals with Disabilities

Accessibility Feature #1: Type
Accessibility Feature #1: Type Other
Accessibility Feature #1: Comment

Accessibility Feature #2: Type
Accessibility Feature #2: Type Other
Accessibility Feature #2: Comment

Accessibility Feature #3: Type
Accessibility Feature #3: Type Other
Accessibility Feature #3: Comment

Accessibility Feature #4: Type
Accessibility Feature #4: Type Other
Accessibility Feature #4: Comment

Accessibility Feature #5: Type
Accessibility Feature #5: Type Other
Accessibility Feature #5: Comment

Accessibility Feature #6: Type
Accessibility Feature #6: Type Other
Accessibility Feature #6: Comment

PUMA Sample	Appraiser Reference ID
Unit Interior Commentary	
	Unit Interior Commentary
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR Unit Interior

PUMA Sample

Appraiser Reference ID

Outbuilding Type
Outbuilding Type Other
Structure Identifier
Unit Identifier

Area Breakdown

Is Unit included in Rent Schedule?

Finished Above Grade Area
Finished Above Grade Unit of Measure

Finished Above Grade (Nonstandard) Area
Finished Above Grade (Nonstandard) Finished Above Grade Unit of Measure

Unfinished Above Grade Area
Unfinished Above Grade Unit of Measure

Finished Below Grade Area
Finished Below Grade Unit of Measure

Finished Below Grade (Nonstandard) Area
Finished Below Grade (Nonstandard) Unit of Measure

Unfinished Below Grade Area
Unfinished Below Grade Unit of Measure

Area Data Source
Area Data Source Other
Below Grade Finish Compared to Above

ADU

☐ Accessory Dwelling Unit: Yes
☐ Accessory Dwelling Unit: No
Accessory Dwelling Unit: Legally Rentable
Accessory Dwelling Unit: Data Source
Accessory Dwelling Unit: Data Source Other
Accessory Dwelling Unit: Typical for Market
Accessory Dwelling Unit: Ingress/Egress
Accessory Dwelling Unit: Separate Postal Address

Levels in Unit
Floor Number
Corner Unit
Occupancy
Utilities Separately Metered
Utilities Operating
Total Bedrooms
Total Bathrooms - Full
Total Bathrooms - Half
Non-Residential Use in Unit
Live/Work Space
Allowable Work Space

PUMA Sample

Appraiser Reference ID

Level and Room Detail
Level #1: Type
Level #1: Grade Level Type
Level #1: Grade Level
Level #1: Access
Level #1: Basement Access
Level #1: Basement Access Other
Level #1: Finished Area
Level #1: Finished Area Unit of Measure
Level #1: Unfinished Area
Level #1: Unfinished Area Unit of Measure
Level #1: Room #1: Count
Level #1: Room #1: Type
Level #1: Room #1: Type: Other
Level #1: Room #2: Count
Level #1: Room #2: Type
Level #1: Room #2: Type: Other
Level #1: Room #3: Count
Level #1: Room #3: Type
Level #1: Room #3: Type: Other
Level #1: Room #4: Count
Level #1: Room #4: Type
Level #1: Room #4: Type: Other
Level #1: Room #5: Count
Level #1: Room #5: Type
Level #1: Room #5: Type: Other
Level #1: Room #6: Count
Level #1: Room #6: Type
Level #1: Room #6: Type: Other
Level #1: Room #7: Count
Level #1: Room #7: Type
Level #1: Room #7: Type: Other
Level #1: Room #8: Count
Level #1: Room #8: Type
Level #1: Room #8: Type: Other
Level #1: Room #9: Count
Level #1: Room #9: Type
Level #1: Room #9: Type: Other
Level #1: Room #10: Count
Level #1: Room #10: Type
Level #1: Room #10: Type: Other

PUMA Sample

Appraiser Reference ID

Level and Room Detail (continued)
Level #2: Type
Level #2: Grade Level Type
Level #2: Grade Level
Level #2: Access
Level #2: Basement Access
Level #2: Basement Access Other
Level #2: Finished Area
Level #2: Finished Area Unit of Measure
Level #2: Unfinished Area
Level #2: Unfinished Area Unit of Measure
Level #2: Room #1: Count
Level #2: Room #1: Type
Level #2: Room #1: Type: Other
Level #2: Room #2: Count
Level #2: Room #2: Type
Level #2: Room #2: Type: Other
Level #2: Room #3: Count
Level #2: Room #3: Type
Level #2: Room #3: Type: Other
Level #2: Room #4: Count
Level #2: Room #4: Type
Level #2: Room #4: Type: Other
Level #2: Room #5: Count
Level #2: Room #5: Type
Level #2: Room #5: Type: Other
Level #2: Room #6: Count
Level #2: Room #6: Type
Level #2: Room #6: Type: Other
Level #2: Room #7: Count
Level #2: Room #7: Type
Level #2: Room #7: Type: Other
Level #2: Room #8: Count
Level #2: Room #8: Type
Level #2: Room #8: Type: Other
Level #2: Room #9: Count
Level #2: Room #9: Type
Level #2: Room #9: Type: Other
Level #2: Room #10: Count
Level #2: Room #10: Type
Level #2: Room #10: Type: Other

PUMA Sample | Appraiser Reference ID

Level and Room Detail (continued)
Level #3: Type
Level #3: Grade Level Type
Level #3: Grade Level
Level #3: Access
Level #3: Basement Access
Level #3: Basement Access Other
Level #3: Finished Area
Level #3: Finished Area Unit of Measure
Level #3: Unfinished Area
Level #3: Unfinished Area Unit of Measure
Level #3: Room #1: Count
Level #3: Room #1: Type
Level #3: Room #1: Type: Other
Level #3: Room #2: Count
Level #3: Room #2: Type
Level #3: Room #2: Type: Other
Level #3: Room #3: Count
Level #3: Room #3: Type
Level #3: Room #3: Type: Other
Level #3: Room #4: Count
Level #3: Room #4: Type
Level #3: Room #4: Type: Other
Level #3: Room #5: Count
Level #3: Room #5: Type
Level #3: Room #5: Type: Other
Level #3: Room #6: Count
Level #3: Room #6: Type
Level #3: Room #6: Type: Other
Level #3: Room #7: Count
Level #3: Room #7: Type
Level #3: Room #7: Type: Other
Level #3: Room #8: Count
Level #3: Room #8: Type
Level #3: Room #8: Type: Other
Level #3: Room #9: Count
Level #3: Room #9: Type
Level #3: Room #9: Type: Other
Level #3: Room #10: Count
Level #3: Room #10: Type
Level #3: Room #10: Type: Other

PUMA Sample

Appraiser Reference ID

Level and Room Detail (continued)
Level #4: Type
Level #4: Grade Level Type
Level #4: Grade Level
Level #4: Access
Level #4: Basement Access
Level #4: Basement Access Other
Level #4: Finished Area
Level #4: Finished Area Unit of Measure
Level #4: Unfinished Area
Level #4: Unfinished Area Unit of Measure
Level #4: Room #1: Count
Level #4: Room #1: Type
Level #4: Room #1: Type: Other
Level #4: Room #2: Count
Level #4: Room #2: Type
Level #4: Room #2: Type: Other
Level #4: Room #3: Count
Level #4: Room #3: Type
Level #4: Room #3: Type: Other
Level #4: Room #4: Count
Level #4: Room #4: Type
Level #4: Room #4: Type: Other
Level #4: Room #5: Count
Level #4: Room #5: Type
Level #4: Room #5: Type: Other
Level #4: Room #6: Count
Level #4: Room #6: Type
Level #4: Room #6: Type: Other
Level #4: Room #7: Count
Level #4: Room #7: Type
Level #4: Room #7: Type: Other
Level #4: Room #8: Count
Level #4: Room #8: Type
Level #4: Room #8: Type: Other
Level #4: Room #9: Count
Level #4: Room #9: Type
Level #4: Room #9: Type: Other
Level #4: Room #10: Count
Level #4: Room #10: Type
Level #4: Room #10: Type: Other

PUMA Sample

Appraiser Reference ID

Level and Room Detail (continued)
Level #5: Type
Level #5: Grade Level Type
Level #5: Grade Level
Level #5: Access
Level #5: Basement Access
Level #5: Basement Access Other
Level #5: Finished Area
Level #5: Finished Area Unit of Measure
Level #5: Unfinished Area
Level #5: Unfinished Area Unit of Measure
Level #5: Room #1: Count
Level #5: Room #1: Type
Level #5: Room #1: Type: Other
Level #5: Room #2: Count
Level #5: Room #2: Type
Level #5: Room #2: Type: Other
Level #5: Room #3: Count
Level #5: Room #3: Type
Level #5: Room #3: Type: Other
Level #5: Room #4: Count
Level #5: Room #4: Type
Level #5: Room #4: Type: Other
Level #5: Room #5: Count
Level #5: Room #5: Type
Level #5: Room #5: Type: Other
Level #5: Room #6: Count
Level #5: Room #6: Type
Level #5: Room #6: Type: Other
Level #5: Room #7: Count
Level #5: Room #7: Type
Level #5: Room #7: Type: Other
Level #5: Room #8: Count
Level #5: Room #8: Type
Level #5: Room #8: Type: Other
Level #5: Room #9: Count
Level #5: Room #9: Type
Level #5: Room #9: Type: Other
Level #5: Room #10: Count
Level #5: Room #10: Type
Level #5: Room #10: Type: Other

PUMA Sample

Appraiser Reference ID

Level and Room Detail (continued)
Level #6: Type
Level #6: Grade Level Type
Level #6: Grade Level
Level #6: Access
Level #6: Basement Access
Level #6: Basement Access Other
Level #6: Finished Area
Level #6: Finished Area Unit of Measure
Level #6: Unfinished Area
Level #6: Unfinished Area Unit of Measure
Level #6: Room #1: Count
Level #6: Room #1: Type
Level #6: Room #1: Type: Other
Level #6: Room #2: Count
Level #6: Room #2: Type
Level #6: Room #2: Type: Other
Level #6: Room #3: Count
Level #6: Room #3: Type
Level #6: Room #3: Type: Other
Level #6: Room #4: Count
Level #6: Room #4: Type
Level #6: Room #4: Type: Other
Level #6: Room #5: Count
Level #6: Room #5: Type
Level #6: Room #5: Type: Other
Level #6: Room #6: Count
Level #6: Room #6: Type
Level #6: Room #6: Type: Other
Level #6: Room #7: Count
Level #6: Room #7: Type
Level #6: Room #7: Type: Other
Level #6: Room #8: Count
Level #6: Room #8: Type
Level #6: Room #8: Type: Other
Level #6: Room #9: Count
Level #6: Room #9: Type
Level #6: Room #9: Type: Other
Level #6: Room #10: Count
Level #6: Room #10: Type
Level #6: Room #10: Type: Other

PUMA Sample

Appraiser Reference ID

Quality and Condition
Interior Quality Rating
Interior Condition Rating
Kitchen and Bathroom Details
Kitchen and Bathroom #1: Room
Kitchen and Bathroom #1: Room Level
Kitchen and Bathroom #1: Update Status
Kitchen and Bathroom #1: Time Frame
Kitchen and Bathroom #1: Quality Comment
Kitchen and Bathroom #1: Condition Status
Kitchen and Bathroom #1: Condition Comment
Kitchen and Bathroom #2: Room
Kitchen and Bathroom #2: Room Level
Kitchen and Bathroom #2: Update Status
Kitchen and Bathroom #2: Time Frame
Kitchen and Bathroom #2: Quality Comment
Kitchen and Bathroom #2: Condition Status
Kitchen and Bathroom #2: Condition Comment
Kitchen and Bathroom #3: Room
Kitchen and Bathroom #3: Room Level
Kitchen and Bathroom #3: Update Status
Kitchen and Bathroom #3: Time Frame
Kitchen and Bathroom #3: Quality Comment
Kitchen and Bathroom #3: Condition Status
Kitchen and Bathroom #3: Condition Comment
Kitchen and Bathroom #4: Room
Kitchen and Bathroom #4: Room Level
Kitchen and Bathroom #4: Update Status
Kitchen and Bathroom #4: Time Frame
Kitchen and Bathroom #4: Quality Comment
Kitchen and Bathroom #4: Condition Status
Kitchen and Bathroom #4: Condition Comment
Kitchen and Bathroom #5: Room
Kitchen and Bathroom #5: Room Level
Kitchen and Bathroom #5: Update Status
Kitchen and Bathroom #5: Time Frame
Kitchen and Bathroom #5: Quality Comment
Kitchen and Bathroom #5: Condition Status
Kitchen and Bathroom #5: Condition Comment
Kitchen and Bathroom #6: Room
Kitchen and Bathroom #6: Room Level
Kitchen and Bathroom #6: Update Status
Kitchen and Bathroom #6: Time Frame
Kitchen and Bathroom #6: Quality Comment
Kitchen and Bathroom #6: Condition Status
Kitchen and Bathroom #6: Condition Comment
Overall Update Status for Bathrooms

PUMA Sample

Appraiser Reference ID

Interior Features - Flooring
Interior Features - Flooring
Flooring #1: Type
Flooring #1: Type Other
Flooring #1: Additional Description
Flooring #1: Quality Comment
Flooring #1: Condition Status
Flooring #1: Condition Comment
Flooring #2: Type
Flooring #2: Type Other
Flooring #2: Additional Description
Flooring #2: Quality Comment
Flooring #2: Condition Status
Flooring #2: Condition Comment
Flooring #3: Type
Flooring #3: Type Other
Flooring #3: Additional Description
Flooring #3: Quality Comment
Flooring #3: Condition Status
Flooring #3: Condition Comment
Flooring #4: Type
Flooring #4: Type Other
Flooring #4: Additional Description
Flooring #4: Quality Comment
Flooring #4: Condition Status
Flooring #4: Condition Comment
Flooring #5: Type
Flooring #5: Type Other
Flooring #5: Additional Description
Flooring #5: Quality Comment
Flooring #5: Condition Status
Flooring #5: Condition Comment
Flooring #6: Type
Flooring #6: Type Other
Flooring #6: Additional Description
Flooring #6: Quality Comment
Flooring #6: Condition Status
Flooring #6: Condition Comment
Overall Update Status for Flooring

PUMA Sample

Appraiser Reference ID

Interior Features - Walls and Ceiling

Interior Features - Walls and Ceiling

Walls and Ceiling #1: Height
Walls and Ceiling #1: Type
Walls and Ceiling #1: Type Other
Walls and Ceiling #1: Quality Comment

Walls and Ceiling #1: Condition Status
Walls and Ceiling #1: Condition Comment

Walls and Ceiling #2: Height
Walls and Ceiling #2: Type
Walls and Ceiling #2: Type Other
Walls and Ceiling #2: Quality Comment

Walls and Ceiling #2: Condition Status
Walls and Ceiling #2: Condition Comment

Walls and Ceiling #3: Height
Walls and Ceiling #3: Type
Walls and Ceiling #3: Type Other
Walls and Ceiling #3: Quality Comment

Walls and Ceiling #3: Condition Status
Walls and Ceiling #3: Condition Comment

Walls and Ceiling #4: Height
Walls and Ceiling #4: Type
Walls and Ceiling #4: Type Other
Walls and Ceiling #4: Quality Comment

Walls and Ceiling #4: Condition Status
Walls and Ceiling #4: Condition Comment

Walls and Ceiling #5: Height
Walls and Ceiling #5: Type
Walls and Ceiling #5: Type Other
Walls and Ceiling #5: Quality Comment

Walls and Ceiling #5: Condition Status
Walls and Ceiling #5: Condition Comment

Walls and Ceiling #6: Height
Walls and Ceiling #6: Type
Walls and Ceiling #6: Type Other
Walls and Ceiling #6: Quality Comment

Walls and Ceiling #6: Condition Status
Walls and Ceiling #6: Condition Comment

PUMA Sample

Appraiser Reference ID

Interior Features - Other

Interior Features - Other

Other Features #1: Detail
Other Features #1: Quality Comment

Other Features #1: Condition Status
Other Features #1: Condition Comment

Other Features #2: Detail
Other Features #2: Quality Comment

Other Features #2: Condition Status
Other Features #2: Condition Comment

Other Features #3: Detail
Other Features #3: Quality Comment

Other Features #3: Condition Status
Other Features #3: Condition Comment

Other Features #4: Detail
Other Features #4: Quality Comment

Other Features #4: Condition Status
Other Features #4: Condition Comment

Other Features #5: Detail
Other Features #5: Quality Comment

Other Features #5: Condition Status
Other Features #5: Condition Comment

Other Features #6: Detail
Other Features #6: Quality Comment

Other Features #6: Condition Status
Other Features #6: Condition Comment

Accessibility Features for Individuals with Disabilities

Accessibility Feature #1: Type
Accessibility Feature #1: Type Other
Accessibility Feature #1: Comment

Accessibility Feature #2: Type
Accessibility Feature #2: Type Other
Accessibility Feature #2: Comment

Accessibility Feature #3: Type
Accessibility Feature #3: Type Other
Accessibility Feature #3: Comment

Accessibility Feature #4: Type
Accessibility Feature #4: Type Other
Accessibility Feature #4: Comment

Accessibility Feature #5: Type
Accessibility Feature #5: Type Other
Accessibility Feature #5: Comment

Accessibility Feature #6: Type
Accessibility Feature #6: Type Other
Accessibility Feature #6: Comment

PUMA Sample	Appraiser Reference ID
Unit Interior Commentary	
	Unit Interior Commentary
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR Unit Interior

PUMA Sample

Appraiser Reference ID

Outbuilding Type
Outbuilding Type Other
Structure Identifier
Unit Identifier

Area Breakdown

Is Unit included in Rent Schedule?

Finished Above Grade Area
Finished Above Grade Unit of Measure

Finished Above Grade (Nonstandard) Area
Finished Above Grade (Nonstandard) Finished Above Grade Unit of Measure

Unfinished Above Grade Area
Unfinished Above Grade Unit of Measure

Finished Below Grade Area
Finished Below Grade Unit of Measure

Finished Below Grade (Nonstandard) Area
Finished Below Grade (Nonstandard) Unit of Measure

Unfinished Below Grade Area
Unfinished Below Grade Unit of Measure

Area Data Source
Area Data Source Other
Below Grade Finish Compared to Above

ADU

☐ Accessory Dwelling Unit: Yes
☐ Accessory Dwelling Unit: No
Accessory Dwelling Unit: Legally Rentable
Accessory Dwelling Unit: Data Source
Accessory Dwelling Unit: Data Source Other
Accessory Dwelling Unit: Typical for Market
Accessory Dwelling Unit: Ingress/Egress
Accessory Dwelling Unit: Separate Postal Address

Levels in Unit
Floor Number
Corner Unit
Occupancy
Utilities Separately Metered
Utilities Operating
Total Bedrooms
Total Bathrooms - Full
Total Bathrooms - Half
Non-Residential Use in Unit
Live/Work Space
Allowable Work Space

PUMA Sample

Appraiser Reference ID

Level and Room Detail
Level #1: Type
Level #1: Grade Level Type
Level #1: Grade Level
Level #1: Access
Level #1: Basement Access
Level #1: Basement Access Other
Level #1: Finished Area
Level #1: Finished Area Unit of Measure
Level #1: Unfinished Area
Level #1: Unfinished Area Unit of Measure
Level #1: Room #1: Count
Level #1: Room #1: Type
Level #1: Room #1: Type: Other
Level #1: Room #2: Count
Level #1: Room #2: Type
Level #1: Room #2: Type: Other
Level #1: Room #3: Count
Level #1: Room #3: Type
Level #1: Room #3: Type: Other
Level #1: Room #4: Count
Level #1: Room #4: Type
Level #1: Room #4: Type: Other
Level #1: Room #5: Count
Level #1: Room #5: Type
Level #1: Room #5: Type: Other
Level #1: Room #6: Count
Level #1: Room #6: Type
Level #1: Room #6: Type: Other
Level #1: Room #7: Count
Level #1: Room #7: Type
Level #1: Room #7: Type: Other
Level #1: Room #8: Count
Level #1: Room #8: Type
Level #1: Room #8: Type: Other
Level #1: Room #9: Count
Level #1: Room #9: Type
Level #1: Room #9: Type: Other
Level #1: Room #10: Count
Level #1: Room #10: Type
Level #1: Room #10: Type: Other

PUMA Sample

Appraiser Reference ID

Level and Room Detail (continued)
Level #2: Type
Level #2: Grade Level Type
Level #2: Grade Level
Level #2: Access
Level #2: Basement Access
Level #2: Basement Access Other
Level #2: Finished Area
Level #2: Finished Area Unit of Measure
Level #2: Unfinished Area
Level #2: Unfinished Area Unit of Measure
Level #2: Room #1: Count
Level #2: Room #1: Type
Level #2: Room #1: Type: Other
Level #2: Room #2: Count
Level #2: Room #2: Type
Level #2: Room #2: Type: Other
Level #2: Room #3: Count
Level #2: Room #3: Type
Level #2: Room #3: Type: Other
Level #2: Room #4: Count
Level #2: Room #4: Type
Level #2: Room #4: Type: Other
Level #2: Room #5: Count
Level #2: Room #5: Type
Level #2: Room #5: Type: Other
Level #2: Room #6: Count
Level #2: Room #6: Type
Level #2: Room #6: Type: Other
Level #2: Room #7: Count
Level #2: Room #7: Type
Level #2: Room #7: Type: Other
Level #2: Room #8: Count
Level #2: Room #8: Type
Level #2: Room #8: Type: Other
Level #2: Room #9: Count
Level #2: Room #9: Type
Level #2: Room #9: Type: Other
Level #2: Room #10: Count
Level #2: Room #10: Type
Level #2: Room #10: Type: Other

PUMA Sample | Appraiser Reference ID

Level and Room Detail (continued)
Level #3: Type
Level #3: Grade Level Type
Level #3: Grade Level
Level #3: Access
Level #3: Basement Access
Level #3: Basement Access Other
Level #3: Finished Area
Level #3: Finished Area Unit of Measure
Level #3: Unfinished Area
Level #3: Unfinished Area Unit of Measure
Level #3: Room #1: Count
Level #3: Room #1: Type
Level #3: Room #1: Type: Other
Level #3: Room #2: Count
Level #3: Room #2: Type
Level #3: Room #2: Type: Other
Level #3: Room #3: Count
Level #3: Room #3: Type
Level #3: Room #3: Type: Other
Level #3: Room #4: Count
Level #3: Room #4: Type
Level #3: Room #4: Type: Other
Level #3: Room #5: Count
Level #3: Room #5: Type
Level #3: Room #5: Type: Other
Level #3: Room #6: Count
Level #3: Room #6: Type
Level #3: Room #6: Type: Other
Level #3: Room #7: Count
Level #3: Room #7: Type
Level #3: Room #7: Type: Other
Level #3: Room #8: Count
Level #3: Room #8: Type
Level #3: Room #8: Type: Other
Level #3: Room #9: Count
Level #3: Room #9: Type
Level #3: Room #9: Type: Other
Level #3: Room #10: Count
Level #3: Room #10: Type
Level #3: Room #10: Type: Other

PUMA Sample

Appraiser Reference ID

Level and Room Detail (continued)
Level #4: Type
Level #4: Grade Level Type
Level #4: Grade Level
Level #4: Access
Level #4: Basement Access
Level #4: Basement Access Other
Level #4: Finished Area
Level #4: Finished Area Unit of Measure
Level #4: Unfinished Area
Level #4: Unfinished Area Unit of Measure
Level #4: Room #1: Count
Level #4: Room #1: Type
Level #4: Room #1: Type: Other
Level #4: Room #2: Count
Level #4: Room #2: Type
Level #4: Room #2: Type: Other
Level #4: Room #3: Count
Level #4: Room #3: Type
Level #4: Room #3: Type: Other
Level #4: Room #4: Count
Level #4: Room #4: Type
Level #4: Room #4: Type: Other
Level #4: Room #5: Count
Level #4: Room #5: Type
Level #4: Room #5: Type: Other
Level #4: Room #6: Count
Level #4: Room #6: Type
Level #4: Room #6: Type: Other
Level #4: Room #7: Count
Level #4: Room #7: Type
Level #4: Room #7: Type: Other
Level #4: Room #8: Count
Level #4: Room #8: Type
Level #4: Room #8: Type: Other
Level #4: Room #9: Count
Level #4: Room #9: Type
Level #4: Room #9: Type: Other
Level #4: Room #10: Count
Level #4: Room #10: Type
Level #4: Room #10: Type: Other

PUMA Sample

Appraiser Reference ID

Level and Room Detail (continued)
Level #5: Type
Level #5: Grade Level Type
Level #5: Grade Level
Level #5: Access
Level #5: Basement Access
Level #5: Basement Access Other
Level #5: Finished Area
Level #5: Finished Area Unit of Measure
Level #5: Unfinished Area
Level #5: Unfinished Area Unit of Measure
Level #5: Room #1: Count
Level #5: Room #1: Type
Level #5: Room #1: Type: Other
Level #5: Room #2: Count
Level #5: Room #2: Type
Level #5: Room #2: Type: Other
Level #5: Room #3: Count
Level #5: Room #3: Type
Level #5: Room #3: Type: Other
Level #5: Room #4: Count
Level #5: Room #4: Type
Level #5: Room #4: Type: Other
Level #5: Room #5: Count
Level #5: Room #5: Type
Level #5: Room #5: Type: Other
Level #5: Room #6: Count
Level #5: Room #6: Type
Level #5: Room #6: Type: Other
Level #5: Room #7: Count
Level #5: Room #7: Type
Level #5: Room #7: Type: Other
Level #5: Room #8: Count
Level #5: Room #8: Type
Level #5: Room #8: Type: Other
Level #5: Room #9: Count
Level #5: Room #9: Type
Level #5: Room #9: Type: Other
Level #5: Room #10: Count
Level #5: Room #10: Type
Level #5: Room #10: Type: Other

PUMA Sample

Appraiser Reference ID

Level and Room Detail (continued)
Level #6: Type
Level #6: Grade Level Type
Level #6: Grade Level
Level #6: Access
Level #6: Basement Access
Level #6: Basement Access Other
Level #6: Finished Area
Level #6: Finished Area Unit of Measure
Level #6: Unfinished Area
Level #6: Unfinished Area Unit of Measure
Level #6: Room #1: Count
Level #6: Room #1: Type
Level #6: Room #1: Type: Other
Level #6: Room #2: Count
Level #6: Room #2: Type
Level #6: Room #2: Type: Other
Level #6: Room #3: Count
Level #6: Room #3: Type
Level #6: Room #3: Type: Other
Level #6: Room #4: Count
Level #6: Room #4: Type
Level #6: Room #4: Type: Other
Level #6: Room #5: Count
Level #6: Room #5: Type
Level #6: Room #5: Type: Other
Level #6: Room #6: Count
Level #6: Room #6: Type
Level #6: Room #6: Type: Other
Level #6: Room #7: Count
Level #6: Room #7: Type
Level #6: Room #7: Type: Other
Level #6: Room #8: Count
Level #6: Room #8: Type
Level #6: Room #8: Type: Other
Level #6: Room #9: Count
Level #6: Room #9: Type
Level #6: Room #9: Type: Other
Level #6: Room #10: Count
Level #6: Room #10: Type
Level #6: Room #10: Type: Other

PUMA Sample

Appraiser Reference ID

Quality and Condition
Interior Quality Rating
Interior Condition Rating
Kitchen and Bathroom Details
Kitchen and Bathroom #1: Room
Kitchen and Bathroom #1: Room Level
Kitchen and Bathroom #1: Update Status
Kitchen and Bathroom #1: Time Frame
Kitchen and Bathroom #1: Quality Comment
Kitchen and Bathroom #1: Condition Status
Kitchen and Bathroom #1: Condition Comment
Kitchen and Bathroom #2: Room
Kitchen and Bathroom #2: Room Level
Kitchen and Bathroom #2: Update Status
Kitchen and Bathroom #2: Time Frame
Kitchen and Bathroom #2: Quality Comment
Kitchen and Bathroom #2: Condition Status
Kitchen and Bathroom #2: Condition Comment
Kitchen and Bathroom #3: Room
Kitchen and Bathroom #3: Room Level
Kitchen and Bathroom #3: Update Status
Kitchen and Bathroom #3: Time Frame
Kitchen and Bathroom #3: Quality Comment
Kitchen and Bathroom #3: Condition Status
Kitchen and Bathroom #3: Condition Comment
Kitchen and Bathroom #4: Room
Kitchen and Bathroom #4: Room Level
Kitchen and Bathroom #4: Update Status
Kitchen and Bathroom #4: Time Frame
Kitchen and Bathroom #4: Quality Comment
Kitchen and Bathroom #4: Condition Status
Kitchen and Bathroom #4: Condition Comment
Kitchen and Bathroom #5: Room
Kitchen and Bathroom #5: Room Level
Kitchen and Bathroom #5: Update Status
Kitchen and Bathroom #5: Time Frame
Kitchen and Bathroom #5: Quality Comment
Kitchen and Bathroom #5: Condition Status
Kitchen and Bathroom #5: Condition Comment
Kitchen and Bathroom #6: Room
Kitchen and Bathroom #6: Room Level
Kitchen and Bathroom #6: Update Status
Kitchen and Bathroom #6: Time Frame
Kitchen and Bathroom #6: Quality Comment
Kitchen and Bathroom #6: Condition Status
Kitchen and Bathroom #6: Condition Comment
Overall Update Status for Bathrooms

PUMA Sample

Appraiser Reference ID

Interior Features - Flooring
Interior Features - Flooring
Flooring #1: Type
Flooring #1: Type Other
Flooring #1: Additional Description
Flooring #1: Quality Comment
Flooring #1: Condition Status
Flooring #1: Condition Comment
Flooring #2: Type
Flooring #2: Type Other
Flooring #2: Additional Description
Flooring #2: Quality Comment
Flooring #2: Condition Status
Flooring #2: Condition Comment
Flooring #3: Type
Flooring #3: Type Other
Flooring #3: Additional Description
Flooring #3: Quality Comment
Flooring #3: Condition Status
Flooring #3: Condition Comment
Flooring #4: Type
Flooring #4: Type Other
Flooring #4: Additional Description
Flooring #4: Quality Comment
Flooring #4: Condition Status
Flooring #4: Condition Comment
Flooring #5: Type
Flooring #5: Type Other
Flooring #5: Additional Description
Flooring #5: Quality Comment
Flooring #5: Condition Status
Flooring #5: Condition Comment
Flooring #6: Type
Flooring #6: Type Other
Flooring #6: Additional Description
Flooring #6: Quality Comment
Flooring #6: Condition Status
Flooring #6: Condition Comment
Overall Update Status for Flooring

PUMA Sample

Appraiser Reference ID

Interior Features - Walls and Ceiling

Interior Features - Walls and Ceiling

Walls and Ceiling #1: Height
Walls and Ceiling #1: Type
Walls and Ceiling #1: Type Other
Walls and Ceiling #1: Quality Comment

Walls and Ceiling #1: Condition Status
Walls and Ceiling #1: Condition Comment

Walls and Ceiling #2: Height
Walls and Ceiling #2: Type
Walls and Ceiling #2: Type Other
Walls and Ceiling #2: Quality Comment

Walls and Ceiling #2: Condition Status
Walls and Ceiling #2: Condition Comment

Walls and Ceiling #3: Height
Walls and Ceiling #3: Type
Walls and Ceiling #3: Type Other
Walls and Ceiling #3: Quality Comment

Walls and Ceiling #3: Condition Status
Walls and Ceiling #3: Condition Comment

Walls and Ceiling #4: Height
Walls and Ceiling #4: Type
Walls and Ceiling #4: Type Other
Walls and Ceiling #4: Quality Comment

Walls and Ceiling #4: Condition Status
Walls and Ceiling #4: Condition Comment

Walls and Ceiling #5: Height
Walls and Ceiling #5: Type
Walls and Ceiling #5: Type Other
Walls and Ceiling #5: Quality Comment

Walls and Ceiling #5: Condition Status
Walls and Ceiling #5: Condition Comment

Walls and Ceiling #6: Height
Walls and Ceiling #6: Type
Walls and Ceiling #6: Type Other
Walls and Ceiling #6: Quality Comment

Walls and Ceiling #6: Condition Status
Walls and Ceiling #6: Condition Comment

PUMA Sample

Appraiser Reference ID

Interior Features - Other

Interior Features - Other

Other Features #1: Detail
Other Features #1: Quality Comment

Other Features #1: Condition Status
Other Features #1: Condition Comment

Other Features #2: Detail
Other Features #2: Quality Comment

Other Features #2: Condition Status
Other Features #2: Condition Comment

Other Features #3: Detail
Other Features #3: Quality Comment

Other Features #3: Condition Status
Other Features #3: Condition Comment

Other Features #4: Detail
Other Features #4: Quality Comment

Other Features #4: Condition Status
Other Features #4: Condition Comment

Other Features #5: Detail
Other Features #5: Quality Comment

Other Features #5: Condition Status
Other Features #5: Condition Comment

Other Features #6: Detail
Other Features #6: Quality Comment

Other Features #6: Condition Status
Other Features #6: Condition Comment

Accessibility Features for Individuals with Disabilities

Accessibility Feature #1: Type
Accessibility Feature #1: Type Other
Accessibility Feature #1: Comment

Accessibility Feature #2: Type
Accessibility Feature #2: Type Other
Accessibility Feature #2: Comment

Accessibility Feature #3: Type
Accessibility Feature #3: Type Other
Accessibility Feature #3: Comment

Accessibility Feature #4: Type
Accessibility Feature #4: Type Other
Accessibility Feature #4: Comment

Accessibility Feature #5: Type
Accessibility Feature #5: Type Other
Accessibility Feature #5: Comment

Accessibility Feature #6: Type
Accessibility Feature #6: Type Other
Accessibility Feature #6: Comment

PUMA Sample	Appraiser Reference ID
Unit Interior Commentary	
	Unit Interior Commentary
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR Amenities

PUMA Sample

Appraiser Reference ID

Are There Amenities for the Subject Property?

Amenity #1: Category
Amenity #1: Type
Amenity #1: Type Other
Amenity #1: Material
Amenity #1: Material Other
Amenity #1: Detail
Amenity #1: Detail Other
Amenity #1: Count
Amenity #1: Area
Amenity #1: Is it Attached to Manufactured Home?
Amenity #1: Swimming Pool Feature
Amenity #1: Swimming Pool Feature Other

Amenity #2: Category
Amenity #2: Type
Amenity #2: Type Other
Amenity #2: Material
Amenity #2: Material Other
Amenity #2: Detail
Amenity #2: Detail Other
Amenity #2: Count
Amenity #2: Area
Amenity #2: Is it Attached to Manufactured Home?
Amenity #2: Swimming Pool Feature
Amenity #2: Swimming Pool Feature Other

Amenity #3: Category
Amenity #3: Type
Amenity #3: Type Other
Amenity #3: Material
Amenity #3: Material Other
Amenity #3: Detail
Amenity #3: Detail Other
Amenity #3: Count
Amenity #3: Area
Amenity #3: Is it Attached to Manufactured Home?
Amenity #3: Swimming Pool Feature
Amenity #3: Swimming Pool Feature Other

Amenity #4: Category
Amenity #4: Type
Amenity #4: Type Other
Amenity #4: Material
Amenity #4: Material Other
Amenity #4: Detail
Amenity #4: Detail Other
Amenity #4: Count
Amenity #4: Area
Amenity #4: Is it Attached to Manufactured Home?
Amenity #4: Swimming Pool Feature
Amenity #4: Swimming Pool Feature Other

Amenity #5: Category
Amenity #5: Type
Amenity #5: Type Other
Amenity #5: Material
Amenity #5: Material Other
Amenity #5: Detail
Amenity #5: Detail Other
Amenity #5: Count
Amenity #5: Area
Amenity #5: Is it Attached to Manufactured Home?
Amenity #5: Swimming Pool Feature
Amenity #5: Swimming Pool Feature Other

Uniform Residential Appraisal Report

URAR Amenities

PUMA Sample	Appraiser Reference ID
(continued)	
	Amenity #6: Category
	Amenity #6: Type
	Amenity #6: Type Other
	Amenity #6: Material
	Amenity #6: Material Other
	Amenity #6: Detail
	Amenity #6: Detail Other
	Amenity #6: Count
	Amenity #6: Area
	Amenity #6: Is it Attached to Manufactured Home?
	Amenity #6: Swimming Pool Feature
	Amenity #6: Swimming Pool Feature Other
Subject Property Amenities Commentary	
	Subject Property Amenities Valuation Analysis Category Type
	Subject Property Amenities Commentary
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR Overall Quality and Condition

PUMA Sample	Appraiser Reference ID
	Overall Quality
	Overall Condition
Structure #1	
	Structure #1: Identifier
	Structure #1: Exterior Quality Rating
	Structure #1: Exterior Condition Rating
	Structure #1: Unit #1: Identifier
	Structure #1: Unit #1: Quality Rating
	Structure #1: Unit #1: Condition Rating
	Structure #1: Unit #2: Identifier
	Structure #1: Unit #2: Quality Rating
	Structure #1: Unit #2: Condition Rating
Structure #2	
	Structure #2: Identifier
	Structure #2: Exterior Quality Rating
	Structure #2: Exterior Condition Rating
	Structure #2: Unit #1: Identifier
	Structure #2: Unit #1: Quality Rating
	Structure #2: Unit #1: Condition Rating
	Structure #2: Unit #2: Identifier
	Structure #2: Unit #2: Quality Rating
	Structure #2: Unit #2: Condition Rating
Structure #3	
	Structure #3: Identifier
	Structure #3: Exterior Quality Rating
	Structure #3: Exterior Condition Rating
	Structure #3: Unit #1: Identifier
	Structure #3: Unit #1: Quality Rating
	Structure #3: Unit #1: Condition Rating
	Structure #3: Unit #2: Identifier
	Structure #3: Unit #2: Quality Rating
	Structure #3: Unit #2: Condition Rating
Structure #4	
	Structure #4: Identifier
	Structure #4: Exterior Quality Rating
	Structure #4: Exterior Condition Rating
	Structure #4: Unit #1: Identifier
	Structure #4: Unit #1: Quality Rating
	Structure #4: Unit #1: Condition Rating
	Structure #4: Unit #2: Identifier
	Structure #4: Unit #2: Quality Rating
	Structure #4: Unit #2: Condition Rating
Reconciliation of Overall Quality and Condition	
	Valuation Analysis Category Type
	Reconciliation of Overall Quality and Condition
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Highest and Best Use

PUMA Sample — Appraiser Reference ID

Site Present Use: Legally Permissible?

Site Present Use: Physically Possible?

Site Present Use: Financially Feasible?

Site Present Use: Maximally Productive?

☐ Is the highest and best use of the subject property as improved (or as proposed) the present use? Yes

☐ Is the highest and best use of the subject property as improved (or as proposed) the present use? No

Highest and Best Use Commentary

Highest and Best Use Commentary: Category Type

Highest and Best Use Commentary

Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample — Appraiser Reference ID

Agency Case File ID

Client Reference ID

AMC Reference ID

Uniform Residential Appraisal Report

Market

PUMA Sample

Appraiser Reference ID

Subject Conforms to Surrounding Area

Subject Nonconforming Reason #1
Subject Nonconforming Reason #1 Other

Subject Nonconforming Reason #2
Subject Nonconforming Reason #2 Other

Subject Nonconforming Reason #3
Subject Nonconforming Reason #3 Other

Subject Nonconforming Reason #4
Subject Nonconforming Reason #4 Other

Subject Nonconforming Description

Market Boundary

Search Criteria Description

Search Result Metrics

Active Listings

Active Listings: Market Inventory Type
Active Listings: Count
Active Listings: Median Days on Market
Active Listings: Lowest List Price
Active Listings: Median List Price
Active Listings: Highest List Price

Pending Sales

Pending Sales: Market Inventory Type
Pending Sales: Count

Sales

Sales: Market Inventory Type
Sales: Lookback Months Count
Sales: Count
Sales: Lowest Sale Price
Sales: Median Sale Price
Sales: Highest Sale Price

Distressed Market Competition

Distressed Market Competition

Graphs

Graph #1 Type
Graph #1



Graph #2 Type
Graph #2

Graph #3 Type
Graph #3

Graph #4 Type
Graph #4

PUMA Sample	Appraiser Reference ID
Search Result Metrics (continued)	
Price Trend Analysis	
	Price Trend Source #1
	Price Trend Source #2
	Price Trend Source #3
	Price Trend Source #4
	Price Trend Analysis Commentary
Housing Trends	
	Demand/Supply
	Marketing Time
Market Commentary	
	Market Commentary
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Subject Listing Information

PUMA Sample	Appraiser Reference ID
	Current or Relevant Listings
	Listings Data Source
	Listings Data Source Othter
	Listing #1 Status
	Listing #1 Type
	Listing #1 Type Other
	Listing #1 ID
	Listing #1 Start Date
	Listing #1 End Date
	Listing #1 DOM
	Listing #1 Starting List Price
	Listing #1 Current or Final List Price
	Listing #2 Status
	Listing #2 Type
	Listing #2 Type Other
	Listing #2 ID
	Listing #2 Start Date
	Listing #2 End Date
	Listing #2 DOM
	Listing #2 Starting List Price
	Listing #2 Current or Final List Price
	Listing #3 Status
	Listing #3 Type
	Listing #3 Type Other
	Listing #3 ID
	Listing #3 Start Date
	Listing #3 End Date
	Listing #3 DOM
	Listing #3 Starting List Price
	Listing #3 Current or Final List Price
	Listing #4 Status
	Listing #4 Type
	Listing #4 Type Other
	Listing #4 ID
	Listing #4 Start Date
	Listing #4 End Date
	Listing #4 DOM
	Listing #4 Starting List Price
	Listing #4 Current or Final List Price
	Listings Total DOM
Analysis of Subject Property Listing History	
	Analysis Type of Subject Property Listing History
	Analysis of Subject Property Listing History
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Project Information

PUMA Sample

Appraiser Reference ID

☐ Planned Unit Development (PUD)
☐ Condominium
☐ Cooperative
☐ Condop

Project Name
Project Information #1 Data Source
Project Information #1 Data Source Other

Project Information #2 Data Source
Project Information #2 Data Source Other

Project Information #3 Data Source
Project Information #3 Data Source Other

Project Information #4 Data Source
Project Information #4 Data Source Other

Total Units
Units Sold
Units for Sale
Units Rented

Is Number of Units Rented Estimated?
Reason Units Rented is Estimated

Mandatory Fees (HOA, PUD, or Co-op)

Association Fees: Amount
Association Fees: Charge Period
Association Fees: Charge Type

Common Amenities/ Services Included

Project Amenity #1
Project Amenity #1 Other
Project Amenity #1 Ownership (Unit Storage / Boat Slip)
Project Amenity #1 Ownership (Unit Storage / Boat Slip) Other

Project Amenity #2
Project Amenity #2 Other
Project Amenity #2 Ownership (Unit Storage / Boat Slip)
Project Amenity #2 Ownership (Unit Storage / Boat Slip) Other

Project Amenity #3
Project Amenity #3 Other
Project Amenity #3 Ownership (Unit Storage / Boat Slip)
Project Amenity #3 Ownership (Unit Storage / Boat Slip) Other

Project Amenity #4
Project Amenity #4 Other
Project Amenity #4 Ownership (Unit Storage / Boat Slip)
Project Amenity #4 Ownership (Unit Storage / Boat Slip) Other

Project Amenity #5
Project Amenity #5 Other
Project Amenity #5 Ownership (Unit Storage / Boat Slip)
Project Amenity #5 Ownership (Unit Storage / Boat Slip) Other

Project Amenity #6
Project Amenity #6 Other
Project Amenity #6 Ownership (Unit Storage / Boat Slip)
Project Amenity #6 Ownership (Unit Storage / Boat Slip) Other

Project Amenity #7
Project Amenity #7 Other
Project Amenity #7 Ownership (Unit Storage / Boat Slip)
Project Amenity #7 Ownership (Unit Storage / Boat Slip) Other

Project Amenity #8
Project Amenity #8 Other
Project Amenity #8 Ownership (Unit Storage / Boat Slip)
Project Amenity #8 Ownership (Unit Storage / Boat Slip) Other

PUMA Sample

Appraiser Reference ID

Mandatory Fees (HOA, PUD, or Co-op) (continued)
Project Amenity #9
Project Amenity #9 Other
Project Amenity #9 Ownership (Unit Storage / Boat Slip)
Project Amenity #9 Ownership (Unit Storage / Boat Slip) Other
Project Amenity #10
Project Amenity #10 Other
Project Amenity #10 Ownership (Unit Storage / Boat Slip)
Project Amenity #10 Ownership (Unit Storage / Boat Slip) Other
Utilities Included
Utilities Included #1
Utilities Included #1 Other
Utilities Included #2
Utilities Included #2 Other
Utilities Included #3
Utilities Included #3 Other
Utilities Included #4
Utilities Included #4 Other
☐ Observed Deficiencies: Yes
☐ Observed Deficiencies: No
Description of Deficiencies
Project Completeness
☐ Are Units, Common Areas, and Amenities in Project Complete? Yes
☐ Are Units, Common Areas, and Amenities in Project Complete? No
☐ Subject Property Building Complete: Yes
☐ Subject Property Building Complete: No
☐ Converted in Past 3 Years: Yes
☐ Converted in Past 3 Years: No
Ground Rent
☐ Ground Rent: Yes
☐ Ground Rent: No
Ground Rent Amount
Ground Rent Expires
Description of Ground Rent
Cooperative Information
Cooperative: Shares Issued and Outstanding
Cooperative: Shares Attributable to Subject Property
Cooperative: Proprietary Lease Expires
Project Blanket Financing
☐ Project Blanket Financing: Yes
☐ Project Blanket Financing: No
Project Blanket Financing: Pro Rata Share
First Lien
First Lien: Priority
First Lien: Unpaid Principal Balance
First Lien: Payment Frequency
First Lien: Has Line of Credit
First Lien: Line of Credit Maximum Amount
First Lien: Line of Credit Drawn Amount
First Lien: Balloon Mortgage
First Lien: Remaining Term
First Lien: Is Monthly Payment Known?
First Lien: Monthly Payment
First Lien: Is Interest Rate Known?
First Lien: Interest Rate
First Lien: Amortization Type
First Lien: Amortization Type Other
First Lien: Pro Rata Share of Balance Attributable to Unit
First Lien: Pro Rata Share of Balance Attributable to Unit Maximum Amount
First Lien: Pro Rata Share of Balance Attributable to Unit Drawn Amount

PUMA Sample | Appraiser Reference ID

Project Blanket Financing (continued)	
Second Lien	
	Second Lien: Priority
	Second Lien: Unpaid Principal Balance
	Second Lien: Payment Frequency
	Second Lien: Has Line of Credit
	Second Lien: Line of Credit Maximum Amount
	Second Lien: Line of Credit Drawn Amount
	Second Lien: Balloon Mortgage
	Second Lien: Remaining Term
	Second Lien: Is Monthly Payment Known?
	Second Lien: Monthly Payment
	Second Lien: Is Interest Rate Known?
	Second Lien: Interest Rate
	Second Lien: Amortization Type
	Second Lien: Amortization Type Other
	Second Lien: Pro Rata Share of Balance Attributable to Unit
	Second Lien: Pro Rata Share of Balance Attributable to Unit Maximum Amount
	Second Lien: Pro Rata Share of Balance Attributable to Unit Drawn Amount
Third Lien	
	Third Lien: Priority
	Third Lien: Unpaid Principal Balance
	Third Lien: Payment Frequency
	Third Lien: Has Line of Credit
	Third Lien: Line of Credit Maximum Amount
	Third Lien: Line of Credit Drawn Amount
	Third Lien: Balloon Mortgage
	Third Lien: Remaining Term
	Third Lien: Is Monthly Payment Known?
	Third Lien: Monthly Payment
	Third Lien: Is Interest Rate Known?
	Third Lien: Interest Rate
	Third Lien: Amortization Type
	Third Lien: Amortization Type Other
	Third Lien: Pro Rata Share of Balance Attributable to Unit
	Third Lien: Pro Rata Share of Balance Attributable to Unit Maximum Amount
	Third Lien: Pro Rata Share of Balance Attributable to Unit Drawn Amount
Fourth Lien	
	Fourth Lien: Priority
	Fourth Lien: Unpaid Principal Balance
	Fourth Lien: Payment Frequency
	Fourth Lien: Has Line of Credit
	Fourth Lien: Line of Credit Maximum Amount
	Fourth Lien: Line of Credit Drawn Amount
	Fourth Lien: Balloon Mortgage
	Fourth Lien: Remaining Term
	Fourth Lien: Is Monthly Payment Known?
	Fourth Lien: Monthly Payment
	Fourth Lien: Is Interest Rate Known?
	Fourth Lien: Interest Rate
	Fourth Lien: Amortization Type
	Fourth Lien: Amortization Type Other
	Fourth Lien: Pro Rata Share of Balance Attributable to Unit
	Fourth Lien: Pro Rata Share of Balance Attributable to Unit Maximum Amount
	Fourth Lien: Pro Rata Share of Balance Attributable to Unit Drawn Amount
Project Factors and Impact to Value/Marketability	
	Developer/Sponsor in Control Detail
	Developer/Sponsor in Control Impact
	Developer/Sponsor in Control: Valuation Analysis Category
	Developer/Sponsor in Control Comment
	Incomplete Project Detail #1: Project Component Completed
	Incomplete Project Detail #1
	Incomplete Project Detail #1 Other
	Incomplete Project Detail #2: Project Component Completed
	Incomplete Project Detail #2
	Incomplete Project Detail #2 Other
	Incomplete Project Detail #3: Project Component Completed
	Incomplete Project Detail #3
	Incomplete Project Detail #3 Other

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Project Factors and Impact to Value/Marketability (continued)

Incomplete Project Detail #4: Project Component Completed
Incomplete Project Detail #4
Incomplete Project Detail #4 Other

Incomplete Project Impact
Incomplete Project: Valuation Analysis Category
Incomplete Project Comment

Converted in Past 3 Years Detail #1
Converted in Past 3 Years Detail #1 Other

Converted in Past 3 Years Detail #2
Converted in Past 3 Years Detail #2 Other

Converted in Past 3 Years Detail #3
Converted in Past 3 Years Detail #3 Other

Converted in Past 3 Years Detail #4
Converted in Past 3 Years Detail #4 Other

Converted in Past 3 Years Impact
Converted in Past 3 Years: Valuation Analysis Category
Converted in Past 3 Years Comment

Single Entity Ownership of Multiple Units Detail
Single Entity Ownership of Multiple Units Impact
Single Entity Ownership of Multiple Units: Valuation Analysis Category
Single Entity Ownership of Multiple Units Comment

Single Entity Ownership of Multiple Shares Detail
Single Entity Ownership of Multiple Shares Impact
Single Entity Ownership of Multiple Shares: Valuation Analysis Category
Single Entity Ownership of Multiple Shares Comment

Commercial Space In Project
Commercial Space In Project Detail
Commercial Space in Project Impact
Commercial Space in Project: Valuation Analysis Category
Commercial Space in Project Comment

Known Legal Actions Detail
Known Legal Actions Impact
Known Legal Actions: Valuation Analysis Category
Known Legal Actions Comment

Unit Has Transfer Fees
Unit Transfer Fees Type
Unit Transfer Fees Detail
Unit Transfer Fees Impact
Unit Transfer Fees: Valuation Analysis Category
Unit Transfer Fees Comment

Unit Special Assessment #1
Unit Special Assessment #1 Amount

Unit Special Assessment #2
Unit Special Assessment #2 Amount

Unit Special Assessment #3
Unit Special Assessment #3 Amount

Unit Special Assessment #4
Unit Special Assessment #4 Amount

Unit Special Assessments Impact
Unit Special Assessments: Valuation Analysis Category
Unit Special Assessments Comment

Unit Tax Abatements or Exemptions
Unit Tax Abatements or Exemptions Amount Per Year
Unit Tax Abatements or Exemptions Expiration date
Unit Tax Abatements or Exemptions Impact
Unit Tax Abatements or Exemptions: Valuation Analysis Category
Unit Tax Abatements or Exemptions Comment

PUMA Sample	Appraiser Reference ID
Project Factors and Impact to Value/Marketability (continued)	
	Project Factors: Valuation Analysis Category
	Project Factors Commentary
Project Information Commentary	
	Project Information Commentary
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Sales Contract

PUMA Sample — Appraiser Reference ID

☐	Is there a sales contract? Yes
☐	Is there a sales contract? No
☐	Was sales contract information analyzed? Yes
☐	Was sales contract information analyzed? No
☐	Does this appear to be an arm's length transaction?: Yes
☐	Does this appear to be an arm's length transaction? : No
	Non-Arm's Length Commentary
	Contract Price
	Contract Date
	Transfer Terms
	Transfer Terms Other
	Personal Property Conveyed
	Personal Property Conveyed Describe

Financial Sales Concessions

	Known Sales Concessions
	Total Sales Concessions
	Total Sales Concessions Amount
	Typical for Market

Sales Contract Analysis

	Sales Contract Analysis Type
	Sales Contract Analysis

	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
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	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Prior Sale and Transfer History

PUMA Sample

Appraiser Reference ID

Subject Transfer History

Are there Prior Sales or Transfers of the Subject Property?

Subject Prior Sales or Transfers: Data Source #1
Subject Prior Sales or Transfers: Data Source #1 Other
Subject Prior Sales or Transfers: Data Source #2
Subject Prior Sales or Transfers: Data Source #2 Other
Subject Prior Sales or Transfers: Data Source #3
Subject Prior Sales or Transfers: Data Source #3 Other
Subject Prior Sales or Transfers: Data Source #4
Subject Prior Sales or Transfers: Data Source #4 Other

Subject Prior Sale or Transfer #1: Transfer Type
Subject Prior Sale or Transfer #1: Sale Type
Subject Prior Sale or Transfer #1: Sale Type Other
Subject Prior Sale or Transfer #1: Sale Date
Subject Prior Sale or Transfer #1: Sale Price
Subject Prior Sale or Transfer #1: Reason Price Not Available
Subject Prior Sale or Transfer #1: Reason Price Not Available Other
Subject Prior Sale or Transfer #1: Data Source
Subject Prior Sale or Transfer #1: Data Source Other

Subject Prior Sale or Transfer #2: Transfer Type
Subject Prior Sale or Transfer #2: Sale Type
Subject Prior Sale or Transfer #2: Sale Type Other
Subject Prior Sale or Transfer #2: Sale Date
Subject Prior Sale or Transfer #2: Sale Price
Subject Prior Sale or Transfer #2: Reason Price Not Available
Subject Prior Sale or Transfer #2: Reason Price Not Available Other
Subject Prior Sale or Transfer #2: Data Source
Subject Prior Sale or Transfer #2: Data Source Other

Subject Prior Sale or Transfer #3: Transfer Type
Subject Prior Sale or Transfer #3: Sale Type
Subject Prior Sale or Transfer #3: Sale Type Other
Subject Prior Sale or Transfer #3: Sale Date
Subject Prior Sale or Transfer #3: Sale Price
Subject Prior Sale or Transfer #3: Reason Price Not Available
Subject Prior Sale or Transfer #3: Reason Price Not Available Other
Subject Prior Sale or Transfer #3: Data Source
Subject Prior Sale or Transfer #3: Data Source Other

Subject Prior Sale or Transfer #4: Transfer Type
Subject Prior Sale or Transfer #4: Sale Type
Subject Prior Sale or Transfer #4: Sale Type Other
Subject Prior Sale or Transfer #4: Sale Date
Subject Prior Sale or Transfer #4: Sale Price
Subject Prior Sale or Transfer #4: Reason Price Not Available
Subject Prior Sale or Transfer #4: Reason Price Not Available Other
Subject Prior Sale or Transfer #4: Data Source
Subject Prior Sale or Transfer #4: Data Source Other

Analysis of Prior Sale and Transfer History of Subject Property

Analysis of Prior Sale and Transfer History of Subject Property

Uniform Residential Appraisal Report

Prior Sale and Transfer History

PUMA Sample | Appraiser Reference ID

Comparable Transfer History	
Sales Comparable #1	
	Comparable #1: Are there Prior Sales or Transfers of the Comparable Property?
	Comparable #1: Prior Sale or Transfer: Transfer Type
	Comparable #1: Prior Sale or Transfer: Sale Type
	Comparable #1: Prior Sale or Transfer: Sale Type Other
	Comparable #1: Prior Sale or Transfer: Sale Date
	Comparable #1: Prior Sale or Transfer: Sale Price
	Comparable #1: Prior Sale or Transfer: Reason Price Not Available
	Comparable #1: Prior Sale or Transfer: Reason Price Not Available Other
	Comparable #1: Prior Sale or Transfer: Data Source
	Comparable #1: Prior Sale or Transfer: Data Source Other
Sales Comparable #2	
	Comparable #2: Are there Prior Sales or Transfers of the Comparable Property?
	Comparable #2: Prior Sale or Transfer: Transfer Type
	Comparable #2: Prior Sale or Transfer: Sale Type
	Comparable #2: Prior Sale or Transfer: Sale Type Other
	Comparable #2: Prior Sale or Transfer: Sale Date
	Comparable #2: Prior Sale or Transfer: Sale Price
	Comparable #2: Prior Sale or Transfer: Reason Price Not Available
	Comparable #2: Prior Sale or Transfer: Reason Price Not Available Other
	Comparable #2: Prior Sale or Transfer: Data Source
	Comparable #2: Prior Sale or Transfer: Data Source Other
Sales Comparable #3	
	Comparable #3: Are there Prior Sales or Transfers of the Comparable Property?
	Comparable #3: Prior Sale or Transfer: Transfer Type
	Comparable #3: Prior Sale or Transfer: Sale Type
	Comparable #3: Prior Sale or Transfer: Sale Type Other
	Comparable #3: Prior Sale or Transfer: Sale Date
	Comparable #3: Prior Sale or Transfer: Sale Price
	Comparable #3: Prior Sale or Transfer: Reason Price Not Available
	Comparable #3: Prior Sale or Transfer: Reason Price Not Available Other
	Comparable #3: Prior Sale or Transfer: Data Source
	Comparable #3: Prior Sale or Transfer: Data Source Other
Sales Comparable #4	
	Comparable #4: Are there Prior Sales or Transfers of the Comparable Property?
	Comparable #4: Prior Sale or Transfer: Transfer Type
	Comparable #4: Prior Sale or Transfer: Sale Type
	Comparable #4: Prior Sale or Transfer: Sale Type Other
	Comparable #4: Prior Sale or Transfer: Sale Date
	Comparable #4: Prior Sale or Transfer: Sale Price
	Comparable #4: Prior Sale or Transfer: Reason Price Not Available
	Comparable #4: Prior Sale or Transfer: Reason Price Not Available Other
	Comparable #4: Prior Sale or Transfer: Data Source
	Comparable #4: Prior Sale or Transfer: Data Source Other
Sales Comparable #5	
	Comparable #5: Are there Prior Sales or Transfers of the Comparable Property?
	Comparable #5: Prior Sale or Transfer: Transfer Type
	Comparable #5: Prior Sale or Transfer: Sale Type
	Comparable #5: Prior Sale or Transfer: Sale Type Other
	Comparable #5: Prior Sale or Transfer: Sale Date
	Comparable #5: Prior Sale or Transfer: Sale Price
	Comparable #5: Prior Sale or Transfer: Reason Price Not Available
	Comparable #5: Prior Sale or Transfer: Reason Price Not Available Other
	Comparable #5: Prior Sale or Transfer: Data Source
	Comparable #5: Prior Sale or Transfer: Data Source Other
Sales Comparable #6	
	Comparable #6: Are there Prior Sales or Transfers of the Comparable Property?
	Comparable #6: Prior Sale or Transfer: Transfer Type
	Comparable #6: Prior Sale or Transfer: Sale Type
	Comparable #6: Prior Sale or Transfer: Sale Type Other
	Comparable #6: Prior Sale or Transfer: Sale Date
	Comparable #6: Prior Sale or Transfer: Sale Price
	Comparable #6: Prior Sale or Transfer: Reason Price Not Available
	Comparable #6: Prior Sale or Transfer: Reason Price Not Available Other
	Comparable #6: Prior Sale or Transfer: Data Source
	Comparable #6: Prior Sale or Transfer: Data Source Other

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Comparable Transfer History (continued)	
Sales Comparable #7	
	Comparable #7: Are there Prior Sales or Transfers of the Comparable Property?
	Comparable #7: Prior Sale or Transfer: Transfer Type
	Comparable #7: Prior Sale or Transfer: Sale Type
	Comparable #7: Prior Sale or Transfer: Sale Type Other
	Comparable #7: Prior Sale or Transfer: Sale Date
	Comparable #7: Prior Sale or Transfer: Sale Price
	Comparable #7: Prior Sale or Transfer: Reason Price Not Available
	Comparable #7: Prior Sale or Transfer: Reason Price Not Available Other
	Comparable #7: Prior Sale or Transfer: Data Source
	Comparable #7: Prior Sale or Transfer: Data Source Other
Sales Comparable #8	
	Comparable #8: Are there Prior Sales or Transfers of the Comparable Property?
	Comparable #8: Prior Sale or Transfer: Transfer Type
	Comparable #8: Prior Sale or Transfer: Sale Type
	Comparable #8: Prior Sale or Transfer: Sale Type Other
	Comparable #8: Prior Sale or Transfer: Sale Date
	Comparable #8: Prior Sale or Transfer: Sale Price
	Comparable #8: Prior Sale or Transfer: Reason Price Not Available
	Comparable #8: Prior Sale or Transfer: Reason Price Not Available Other
	Comparable #8: Prior Sale or Transfer: Data Source
	Comparable #8: Prior Sale or Transfer: Data Source Other
Sales Comparable #9	
	Comparable #9: Are there Prior Sales or Transfers of the Comparable Property?
	Comparable #9: Prior Sale or Transfer: Transfer Type
	Comparable #9: Prior Sale or Transfer: Sale Type
	Comparable #9: Prior Sale or Transfer: Sale Type Other
	Comparable #9: Prior Sale or Transfer: Sale Date
	Comparable #9: Prior Sale or Transfer: Sale Price
	Comparable #9: Prior Sale or Transfer: Reason Price Not Available
	Comparable #9: Prior Sale or Transfer: Reason Price Not Available Other
	Comparable #9: Prior Sale or Transfer: Data Source
	Comparable #9: Prior Sale or Transfer: Data Source Other
Sales Comparable #10	
	Comparable #10: Are there Prior Sales or Transfers of the Comparable Property?
	Comparable #10: Prior Sale or Transfer: Transfer Type
	Comparable #10: Prior Sale or Transfer: Sale Type
	Comparable #10: Prior Sale or Transfer: Sale Type Other
	Comparable #10: Prior Sale or Transfer: Sale Date
	Comparable #10: Prior Sale or Transfer: Sale Price
	Comparable #10: Prior Sale or Transfer: Reason Price Not Available
	Comparable #10: Prior Sale or Transfer: Reason Price Not Available Other
	Comparable #10: Prior Sale or Transfer: Data Source
	Comparable #10: Prior Sale or Transfer: Data Source Other
Sales Comparable #11	
	Comparable #11: Are there Prior Sales or Transfers of the Comparable Property?
	Comparable #11: Prior Sale or Transfer: Transfer Type
	Comparable #11: Prior Sale or Transfer: Sale Type
	Comparable #11: Prior Sale or Transfer: Sale Type Other
	Comparable #11: Prior Sale or Transfer: Sale Date
	Comparable #11: Prior Sale or Transfer: Sale Price
	Comparable #11: Prior Sale or Transfer: Reason Price Not Available
	Comparable #11: Prior Sale or Transfer: Reason Price Not Available Other
	Comparable #11: Prior Sale or Transfer: Data Source
	Comparable #11: Prior Sale or Transfer: Data Source Other
Sales Comparable #12	
	Comparable #12: Are there Prior Sales or Transfers of the Comparable Property?
	Comparable #12: Prior Sale or Transfer: Transfer Type
	Comparable #12: Prior Sale or Transfer: Sale Type
	Comparable #12: Prior Sale or Transfer: Sale Type Other
	Comparable #12: Prior Sale or Transfer: Sale Date
	Comparable #12: Prior Sale or Transfer: Sale Price
	Comparable #12: Prior Sale or Transfer: Reason Price Not Available
	Comparable #12: Prior Sale or Transfer: Reason Price Not Available Other
	Comparable #12: Prior Sale or Transfer: Data Source
	Comparable #12: Prior Sale or Transfer: Data Source Other

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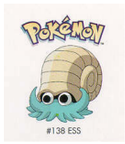
Comparable Transfer History (continued)	
Sales Comparable #13	
	Comparable #13: Are there Prior Sales or Transfers of the Comparable Property?
	Comparable #13: Prior Sale or Transfer: Transfer Type
	Comparable #13: Prior Sale or Transfer: Sale Type
	Comparable #13: Prior Sale or Transfer: Sale Type Other
	Comparable #13: Prior Sale or Transfer: Sale Date
	Comparable #13: Prior Sale or Transfer: Sale Price
	Comparable #13: Prior Sale or Transfer: Reason Price Not Available
	Comparable #13: Prior Sale or Transfer: Reason Price Not Available Other
	Comparable #13: Prior Sale or Transfer: Data Source
	Comparable #13: Prior Sale or Transfer: Data Source Other
Sales Comparable #14	
	Comparable #14: Are there Prior Sales or Transfers of the Comparable Property?
	Comparable #14: Prior Sale or Transfer: Transfer Type
	Comparable #14: Prior Sale or Transfer: Sale Type
	Comparable #14: Prior Sale or Transfer: Sale Type Other
	Comparable #14: Prior Sale or Transfer: Sale Date
	Comparable #14: Prior Sale or Transfer: Sale Price
	Comparable #14: Prior Sale or Transfer: Reason Price Not Available
	Comparable #14: Prior Sale or Transfer: Reason Price Not Available Other
	Comparable #14: Prior Sale or Transfer: Data Source
	Comparable #14: Prior Sale or Transfer: Data Source Other
Sales Comparable #15	
	Comparable #15: Are there Prior Sales or Transfers of the Comparable Property?
	Comparable #15: Prior Sale or Transfer: Transfer Type
	Comparable #15: Prior Sale or Transfer: Sale Type
	Comparable #15: Prior Sale or Transfer: Sale Type Other
	Comparable #15: Prior Sale or Transfer: Sale Date
	Comparable #15: Prior Sale or Transfer: Sale Price
	Comparable #15: Prior Sale or Transfer: Reason Price Not Available
	Comparable #15: Prior Sale or Transfer: Reason Price Not Available Other
	Comparable #15: Prior Sale or Transfer: Data Source
	Comparable #15: Prior Sale or Transfer: Data Source Other
Analysis of Prior Sale and Transfer History of Comparable Sales	
	Analysis of Prior Sale and Transfer History of Comparable Sales
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - General Information

PUMA Sample — Appraiser Reference ID

Subject Property - General Information	
	Property Address: Street
	Property Address: Unit
	Property Address: Unit Designator
	Property Address: City
	Property Address: State
	Property Address: ZIP Code
	Subject Front Photo
	Final List Price
	Listing Status
	Contract Price
	Transfer Terms
	Transfer Terms Other
	Financing Type
	Financing Type Other
	Sales Concessions
	Contract Date
	Date on Market
	Attached/Detached
	Property Rights Appraised
	Property Rights Appraised Other
	Annual Ground Rent
	Native American Lands
	Native American Lands Type
	Native American Lands Type Other
	All Rights Included
	Rights Not Included #1
	Rights Not Included #1 Other
	Rights Not Included #2
	Rights Not Included #2 Other
	Rights Not Included #3
	Rights Not Included #3 Other
	Rights Not Included #4
	Rights Not Included #4 Other
	Additional Item #1 Label
	Additional Item #1
	Additional Item #2 Label
	Additional Item #2
	Additional Item #3 Label
	Additional Item #3
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Sales Comparison Approach

PUMA Sample	Appraiser Reference ID
Subject Property - Project Information	
	Project Name
	Monthly Fee
	Monthly Fee Type
	Common Amenities/ Services #1
	Common Amenities/ Services #1 Other
	Common Amenities/ Services #2
	Common Amenities/ Services #2 Other
	Common Amenities/ Services #3
	Common Amenities/ Services #3 Other
	Common Amenities/ Services #4
	Common Amenities/ Services #4 Other
	Special Assessments #1 Status
	Special Assessments #2 Status
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Site

PUMA Sample

Appraiser Reference ID

Subject Property - Site
Site Owned in Common
Site Size
Neighborhood Name
Zoning Compliance
Hazard Zone #1
Hazard Zone #1 Other
Hazard Zone #1 Lava Zone
Hazard Zone #2
Hazard Zone #2 Other
Hazard Zone #2 Lava Zone
Hazard Zone #3
Hazard Zone #3 Other
Hazard Zone #3 Lava Zone
Hazard Zone #4
Hazard Zone #4 Other
Hazard Zone #4 Lava Zone
Primary Access
Primary Access Other
Street #1 Type
Street #1 Type Other
Street #1 Surface
Street #1 Surface Other
Street #2 Type
Street #2 Type Other
Street #2 Surface
Street #2 Surface Other
Street #3 Type
Street #3 Type Other
Street #3 Surface
Street #3 Surface Other
Street #4 Type
Street #4 Type Other
Street #4 Surface
Street #4 Surface Other
Property Restriction #1
Property Restriction #1 Other
Property Restriction #2
Property Restriction #2 Other
Property Restriction #3
Property Restriction #3 Other
Property Restriction #4
Property Restriction #4 Other
Easement #1
Easement #1 Other
Easement #2
Easement #2 Other
Easement #3
Easement #3 Other
Easement #4
Easement #4 Other
Topography #1
Topography #1 Other
Topography #2
Topography #2 Other
Topography #3
Topography #3 Other
Topography #4
Topography #4 Other
Drainage #1
Drainage #1 Other
Drainage #2
Drainage #2 Other
Drainage #3
Drainage #3 Other
Drainage #4
Drainage #4 Other

PUMA Sample

Appraiser Reference ID

Subject Property - Site (continued)

Site Characteristics #1
Site Characteristics #1 Other
Site Characteristics #2
Site Characteristics #2 Other
Site Characteristics #3
Site Characteristics #3 Other
Site Characteristics #4
Site Characteristics #4 Other

Site Influence #1 (Location)
Site Influence #1 (Location) Other
Site Influence #1: Body of Water
Site Influence #1: Body of Water Other
Site Influence #2 (Location)
Site Influence #2 (Location) Other
Site Influence #2: Body of Water
Site Influence #2: Body of Water Other
Site Influence #3 (Location)
Site Influence #3 (Location) Other
Site Influence #3: Body of Water
Site Influence #3: Body of Water Other
Site Influence #4 (Location)
Site Influence #4 (Location) Other
Site Influence #4: Body of Water
Site Influence #4: Body of Water Other

Apparent Environmental Conditions #1
Apparent Environmental Conditions #1 Other
Apparent Environmental Conditions #2
Apparent Environmental Conditions #2 Other
Apparent Environmental Conditions #3
Apparent Environmental Conditions #3 Other
Apparent Environmental Conditions #4
Apparent Environmental Conditions #4 Other

View #1
View #1 Other
View #1 Range
View #1 Range Other
View #2
View #2 Other
View #2 Range
View #2 Range Other
View #3
View #3 Other
View #3 Range
View #3 Range Other
View #4
View #4 Other
View #4 Range
View #4 Range Other

Site Additional Item #1 Label
Site Additional Item #1
Site Additional Item #2 Label
Site Additional Item #2
Site Additional Item #3 Label
Site Additional Item #3

Appraisal Version Number

Fannie Mae | Freddie Mac
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PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Water Frontage

PUMA Sample	Appraiser Reference ID
Subject Property - Water Frontage with Private Access	
	Water Frontage #1
	Water Frontage #1 Other
	Water Frontage #1 Waterfront Name
	Water Frontage #1 Water Access Depth
	Water Frontage #1 Water Access Depth Other
	Water Frontage #1 Permanent Water Feature
	Water Frontage #1 Permanent Water Feature Other
	Water Frontage #1 Right to Build
	Water Frontage #1 Total Linear Measurement
	Water Frontage #2
	Water Frontage #2 Other
	Water Frontage #2 Waterfront Name
	Water Frontage #2 Water Access Depth
	Water Frontage #2 Water Access Depth Other
	Water Frontage #2 Permanent Water Feature
	Water Frontage #2 Permanent Water Feature Other
	Water Frontage #2 Right to Build
	Water Frontage #2 Total Linear Measurement
	Water Frontage #3
	Water Frontage #3 Other
	Water Frontage #3 Waterfront Name
	Water Frontage #3 Water Access Depth
	Water Frontage #3 Water Access Depth Other
	Water Frontage #3 Permanent Water Feature
	Water Frontage #3 Permanent Water Feature Other
	Water Frontage #3 Right to Build
	Water Frontage #3 Total Linear Measurement
	Water Frontage #4
	Water Frontage #4 Other
	Water Frontage #4 Waterfront Name
	Water Frontage #4 Water Access Depth
	Water Frontage #4 Water Access Depth Other
	Water Frontage #4 Permanent Water Feature
	Water Frontage #4 Permanent Water Feature Other
	Water Frontage #4 Right to Build
	Water Frontage #4 Total Linear Measurement
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Dwelling(s)

PUMA Sample

Appraiser Reference ID

Subject Property - Dwelling(s)
Year Built #1
Year Built #1 Is Year Built Estimated?
Year Built #2
Year Built #2 Is Year Built Estimated?
Year Built #3
Year Built #3 Is Year Built Estimated?
Year Built #4
Year Built #4 Is Year Built Estimated?
Structure Design
Structure Design Other
Gross Building Finished Area
Noncontinuous Finished Area
Townhouse End Unit
Townhouse Back to Back
Townhouse Units Above or Below
Townhouse Location
Construction Method #1
Construction Method #1 Other
Construction Method #2
Construction Method #2 Other
Construction Method #3
Construction Method #3 Other
Construction Method #4
Construction Method #4 Other
Manufactured Home Width
Dwelling Style
Dwelling Style Other
Total Dwelling Volume
Window Surface Area
Functional Issues #1
Functional Issues Other #1
Functional Issues #2
Functional Issues Other #2
Functional Issues #3
Functional Issues Other #3
Functional Issues #4
Functional Issues Other #4
Disaster Mitigation #1
Disaster Mitigation #1 Other
Disaster Mitigation #2
Disaster Mitigation #2 Other
Disaster Mitigation #3
Disaster Mitigation #3 Other
Disaster Mitigation #4
Disaster Mitigation #4 Other
Heating #1
Heating #1 Other
Heating #1 Fuel
Heating #1 Fuel Other
Heating #2
Heating #2 Other
Heating #2 Fuel
Heating #2 Fuel Other
Heating #3
Heating #3 Other
Heating #3 Fuel
Heating #3 Fuel Other
Heating #4
Heating #4 Other
Heating #4 Fuel
Heating #4 Fuel Other

PUMA Sample	Appraiser Reference ID
Subject Property - Dwelling(s) (continued)	
	Cooling #1
	Cooling #1 Other
	Cooling #2
	Cooling #2 Other
	Cooling #3
	Cooling #3 Other
	Cooling #4
	Cooling #4 Other
	Dwelling Additional Item #1 Label
	Dwelling Additional Item #1
	Dwelling Additional Item #2 Label
	Dwelling Additional Item #2
	Dwelling Additional Item #3 Label
	Dwelling Additional Item #3
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Energy Efficient

PUMA Sample	Appraiser Reference ID
Subject Property - Energy Efficient and Green Features	
	Are There Known Renewable Energy Components?
	Renewable Energy Component #1
	Renewable Energy Component #1 Other
	Renewable Energy Component #2
	Renewable Energy Component #2 Other
	Renewable Energy Component #3
	Renewable Energy Component #3 Other
	Renewable Energy Component #4
	Renewable Energy Component #4 Other
	Are There Any Known Building Certifications?
	Building Certification #1 Name
	Building Certification #1 Rating
	Building Certification #2 Name
	Building Certification #2 Rating
	Building Certification #3 Name
	Building Certification #3 Rating
	Building Certification #4 Name
	Building Certification #4 Rating
	Do Any Components Have Known Efficiency Ratings?
	Efficiency Rating #1 Name
	Efficiency Rating #1 Score
	Efficiency Rating #2 Name
	Efficiency Rating #2 Score
	Efficiency Rating #3 Name
	Efficiency Rating #3 Score
	Efficiency Rating #4 Name
	Efficiency Rating #4 Score
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Unit

PUMA Sample	Appraiser Reference ID
Subject Property - Unit(s)	
	Structure ID
	Unit ID
	Location of ADU
	Outbuilding Type
	Outbuilding Type Other
	Floor Number
	Corner Unit
	Levels in Unit
	Bedrooms
	Baths - Full
	Baths - Half
	Finished Area Above Grade
	Finished Area Above Grade (Nonstandard)
	Unfinished Area Above Grade
	Finished Area Below Grade
	Finished Area Below Grade (Nonstandard)
	Unfinished Area Below Grade
	Features for Individuals w/Disabilities #1
	Features for Individuals w/Disabilities #1 Other
	Features for Individuals w/Disabilities #2
	Features for Individuals w/Disabilities #2 Other
	Features for Individuals w/Disabilities #3
	Features for Individuals w/Disabilities #3 Other
	Features for Individuals w/Disabilities #4
	Features for Individuals w/Disabilities #4 Other
	Additional Item #1 Label
	Additional Item #1
	Additional Item #2 Label
	Additional Item #2
	Additional Item #3 Label
	Additional Item #3
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Unit

PUMA Sample	Appraiser Reference ID
Subject Property - Unit(s)	
	Structure ID
	Unit ID
	Location of ADU
	Outbuilding Type
	Outbuilding Type Other
	Floor Number
	Corner Unit
	Levels in Unit
	Bedrooms
	Baths - Full
	Baths - Half
	Finished Area Above Grade
	Finished Area Above Grade (Nonstandard)
	Unfinished Area Above Grade
	Finished Area Below Grade
	Finished Area Below Grade (Nonstandard)
	Unfinished Area Below Grade
	Features for Individuals w/Disabilities #1
	Features for Individuals w/Disabilities #1 Other
	Features for Individuals w/Disabilities #2
	Features for Individuals w/Disabilities #2 Other
	Features for Individuals w/Disabilities #3
	Features for Individuals w/Disabilities #3 Other
	Features for Individuals w/Disabilities #4
	Features for Individuals w/Disabilities #4 Other
	Additional Item #1 Label
	Additional Item #1
	Additional Item #2 Label
	Additional Item #2
	Additional Item #3 Label
	Additional Item #3
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Unit

PUMA Sample	Appraiser Reference ID
Subject Property - Unit(s)	
	Structure ID
	Unit ID
	Location of ADU
	Outbuilding Type
	Outbuilding Type Other
	Floor Number
	Corner Unit
	Levels in Unit
	Bedrooms
	Baths - Full
	Baths - Half
	Finished Area Above Grade
	Finished Area Above Grade (Nonstandard)
	Unfinished Area Above Grade
	Finished Area Below Grade
	Finished Area Below Grade (Nonstandard)
	Unfinished Area Below Grade
	Features for Individuals w/Disabilities #1
	Features for Individuals w/Disabilities #1 Other
	Features for Individuals w/Disabilities #2
	Features for Individuals w/Disabilities #2 Other
	Features for Individuals w/Disabilities #3
	Features for Individuals w/Disabilities #3 Other
	Features for Individuals w/Disabilities #4
	Features for Individuals w/Disabilities #4 Other
	Additional Item #1 Label
	Additional Item #1
	Additional Item #2 Label
	Additional Item #2
	Additional Item #3 Label
	Additional Item #3
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Building %NUM1% - Exterior

PUMA Sample

Appraiser Reference ID

Subject Property - Exterior Quality and Condition

Structure ID

Quality

Quality

Exterior Walls and Trim #1
Exterior Walls and Trim #1 Other
Exterior Walls and Trim #2
Exterior Walls and Trim #2 Other
Exterior Walls and Trim #3
Exterior Walls and Trim #3 Other
Exterior Walls and Trim #4
Exterior Walls and Trim #4 Other

Foundation Accessible For Observation?
Foundation Visual Observation Completed?

Foundation #1
Foundation #1 Other
Foundation #1 Material
Foundation #1 Material Other
Foundation #2
Foundation #2 Other
Foundation #2 Material
Foundation #2 Material Other
Foundation #3
Foundation #3 Other
Foundation #3 Material
Foundation #3 Material Other
Foundation #4
Foundation #4 Other
Foundation #4 Material
Foundation #4 Material Other

Roof #1
Roof #1 Other
Roof #2
Roof #2 Other
Roof #3
Roof #3 Other
Roof #4
Roof #4 Other

Windows

Quality Additional Item #1 Label
Quality Additional Item #1
Quality Additional Item #2 Label
Quality Additional Item #2
Quality Additional Item #3 Label
Quality Additional Item #3

Condition

Condition

Exterior Walls and Trim
Foundation
Is Roof Observable
Roof
Roof Age
Windows

Condition Additional Item #1 Label
Condition Additional Item #1
Condition Additional Item #2 Label
Condition Additional Item #2
Condition Additional Item #3 Label
Condition Additional Item #3

Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Building %NUM1% - Exterior

PUMA Sample

Appraiser Reference ID

Subject Property - Exterior Quality and Condition

Structure ID

Quality

Quality

Exterior Walls and Trim #1
Exterior Walls and Trim #1 Other
Exterior Walls and Trim #2
Exterior Walls and Trim #2 Other
Exterior Walls and Trim #3
Exterior Walls and Trim #3 Other
Exterior Walls and Trim #4
Exterior Walls and Trim #4 Other

Foundation Accessible For Observation?
Foundation Visual Observation Completed?

Foundation #1
Foundation #1 Other
Foundation #1 Material
Foundation #1 Material Other
Foundation #2
Foundation #2 Other
Foundation #2 Material
Foundation #2 Material Other
Foundation #3
Foundation #3 Other
Foundation #3 Material
Foundation #3 Material Other
Foundation #4
Foundation #4 Other
Foundation #4 Material
Foundation #4 Material Other

Roof #1
Roof #1 Other
Roof #2
Roof #2 Other
Roof #3
Roof #3 Other
Roof #4
Roof #4 Other

Windows

Quality Additional Item #1 Label
Quality Additional Item #1
Quality Additional Item #2 Label
Quality Additional Item #2
Quality Additional Item #3 Label
Quality Additional Item #3

Condition

Condition

Exterior Walls and Trim
Foundation
Is Roof Observable
Roof
Roof Age
Windows

Condition Additional Item #1 Label
Condition Additional Item #1
Condition Additional Item #2 Label
Condition Additional Item #2
Condition Additional Item #3 Label
Condition Additional Item #3

Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Building %NUM1% - Exterior

PUMA Sample

Appraiser Reference ID

Subject Property - Exterior Quality and Condition

Structure ID

Quality

Quality

Exterior Walls and Trim #1
Exterior Walls and Trim #1 Other
Exterior Walls and Trim #2
Exterior Walls and Trim #2 Other
Exterior Walls and Trim #3
Exterior Walls and Trim #3 Other
Exterior Walls and Trim #4
Exterior Walls and Trim #4 Other

Foundation Accessible For Observation?
Foundation Visual Observation Completed?

Foundation #1
Foundation #1 Other
Foundation #1 Material
Foundation #1 Material Other
Foundation #2
Foundation #2 Other
Foundation #2 Material
Foundation #2 Material Other
Foundation #3
Foundation #3 Other
Foundation #3 Material
Foundation #3 Material Other
Foundation #4
Foundation #4 Other
Foundation #4 Material
Foundation #4 Material Other

Roof #1
Roof #1 Other
Roof #2
Roof #2 Other
Roof #3
Roof #3 Other
Roof #4
Roof #4 Other

Windows

Quality Additional Item #1 Label
Quality Additional Item #1
Quality Additional Item #2 Label
Quality Additional Item #2
Quality Additional Item #3 Label
Quality Additional Item #3

Condition

Condition

Exterior Walls and Trim
Foundation
Is Roof Observable
Roof
Roof Age
Windows

Condition Additional Item #1 Label
Condition Additional Item #1
Condition Additional Item #2 Label
Condition Additional Item #2
Condition Additional Item #3 Label
Condition Additional Item #3

Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Building/Unit %NUM1% - Inte

PUMA Sample	Appraiser Reference ID
Subject Property - Interior Quality and Condition	
	Structure ID
	Unit ID
Quality	
	Quality
	Kitchen
	Overall Bathrooms
	Overall Flooring
	Walls and Ceiling
	Quality Additional Item #1 Label
	Quality Additional Item #1
	Quality Additional Item #2 Label
	Quality Additional Item #2
	Quality Additional Item #3 Label
	Quality Additional Item #3
	Quality Additional Item #4 Label
	Quality Additional Item #4
Condition	
	Condition
	Kitchen
	Kitchen Update Status
	Overall Bathrooms
	Overall Bathrooms Update Status
	Overall Flooring
	Overall Flooring Update Status
	Walls and Ceiling
	Walls and Ceiling Update Status
	Condition Additional Item #1 Label
	Condition Additional Item #1
	Condition Additional Item #2 Label
	Condition Additional Item #2
	Condition Additional Item #3 Label
	Condition Additional Item #3
	Condition Additional Item #4 Label
	Condition Additional Item #4
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Building/Unit %NUM1% - Inte

PUMA Sample	Appraiser Reference ID
Subject Property - Interior Quality and Condition	
	Structure ID
	Unit ID
Quality	
	Quality
	Kitchen
	Overall Bathrooms
	Overall Flooring
	Walls and Ceiling
	Quality Additional Item #1 Label
	Quality Additional Item #1
	Quality Additional Item #2 Label
	Quality Additional Item #2
	Quality Additional Item #3 Label
	Quality Additional Item #3
	Quality Additional Item #4 Label
	Quality Additional Item #4
Condition	
	Condition
	Kitchen
	Kitchen Update Status
	Overall Bathrooms
	Overall Bathrooms Update Status
	Overall Flooring
	Overall Flooring Update Status
	Walls and Ceiling
	Walls and Ceiling Update Status
	Condition Additional Item #1 Label
	Condition Additional Item #1
	Condition Additional Item #2 Label
	Condition Additional Item #2
	Condition Additional Item #3 Label
	Condition Additional Item #3
	Condition Additional Item #4 Label
	Condition Additional Item #4
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Building/Unit %NUM1% - Inte

PUMA Sample	Appraiser Reference ID
Subject Property - Interior Quality and Condition	
	Structure ID
	Unit ID
Quality	
	Quality
	Kitchen
	Overall Bathrooms
	Overall Flooring
	Walls and Ceiling
	Quality Additional Item #1 Label
	Quality Additional Item #1
	Quality Additional Item #2 Label
	Quality Additional Item #2
	Quality Additional Item #3 Label
	Quality Additional Item #3
	Quality Additional Item #4 Label
	Quality Additional Item #4
Condition	
	Condition
	Kitchen
	Kitchen Update Status
	Overall Bathrooms
	Overall Bathrooms Update Status
	Overall Flooring
	Overall Flooring Update Status
	Walls and Ceiling
	Walls and Ceiling Update Status
	Condition Additional Item #1 Label
	Condition Additional Item #1
	Condition Additional Item #2 Label
	Condition Additional Item #2
	Condition Additional Item #3 Label
	Condition Additional Item #3
	Condition Additional Item #4 Label
	Condition Additional Item #4
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - ADU Interior Quality and Co

PUMA Sample	Appraiser Reference ID
Subject Property - ADU Interior Quality and Condition	
	Location of ADU
	Outbuilding Type
	Outbuilding Type Other
Quality	
	Quality
	Kitchen
	Overall Bathrooms
	Overall Flooring
	Walls and Ceiling
	Quality Additional Item #1 Label
	Quality Additional Item #1
	Quality Additional Item #2 Label
	Quality Additional Item #2
	Quality Additional Item #3 Label
	Quality Additional Item #3
	Quality Additional Item #4 Label
	Quality Additional Item #4
Condition	
	Condition
	Kitchen
	Kitchen Update Status
	Overall Bathrooms
	Overall Bathrooms Update Status
	Overall Flooring
	Overall Flooring Update Status
	Walls and Ceiling
	Walls and Ceiling Update Status
	Condition Additional Item #1 Label
	Condition Additional Item #1
	Condition Additional Item #2 Label
	Condition Additional Item #2
	Condition Additional Item #3 Label
	Condition Additional Item #3
	Condition Additional Item #4 Label
	Condition Additional Item #4
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Overall Quality and Conditi

PUMA Sample	Appraiser Reference ID
Subject Property - Overall Quality and Condition	
	Quality
	Condition
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Sales Comparison Approach

PUMA Sample

Appraiser Reference ID

Subject Property - Property Amenities
Are There Amenities for the Property?
Subject Property - Property Amenities - Outdoor Accessories
Amenities - Outdoor Accessory Category
Amenities - Outdoor Accessory #1
Amenities - Outdoor Accessory #1 Count
Amenities - Outdoor Accessory #2
Amenities - Outdoor Accessory #2 Count
Amenities - Outdoor Accessory #3
Amenities - Outdoor Accessory #3 Count
Amenities - Outdoor Accessory #4
Amenities - Outdoor Accessory #4 Count
Subject Property - Property Amenities - Outdoor Living
Amenities - Outdoor Living Category
Amenities - Outdoor Living #1
Amenities - Outdoor Living #1 Count
Amenities - Outdoor Living #2
Amenities - Outdoor Living #2 Count
Amenities - Outdoor Living #3
Amenities - Outdoor Living #3 Count
Amenities - Outdoor Living #4
Amenities - Outdoor Living #4 Count
Subject Property - Property Amenities - Water Features
Amenities - Water Feature Category
Amenities - Water Feature #1
Amenities - Water Feature #1 Count
Amenities - Water Feature #1 Swimming Pool Feature
Amenities - Water Feature #1 Swimming Pool Feature Other
Amenities - Water Feature #2
Amenities - Water Feature #2 Count
Amenities - Water Feature #2 Swimming Pool Feature
Amenities - Water Feature #2 Swimming Pool Feature Other
Amenities - Water Feature #3
Amenities - Water Feature #3 Count
Amenities - Water Feature #3 Swimming Pool Feature
Amenities - Water Feature #3 Swimming Pool Feature Other
Amenities - Water Feature #4
Amenities - Water Feature #4 Count
Amenities - Water Feature #4 Swimming Pool Feature
Amenities - Water Feature #4 Swimming Pool Feature Other
Subject Property - Property Amenities - Whole Home
Amenities - Whole Home Category
Amenities - Whole Home #1
Amenities - Whole Home #1 Count
Amenities - Whole Home #2
Amenities - Whole Home #2 Count
Amenities - Whole Home #3
Amenities - Whole Home #3 Count
Amenities - Whole Home #4
Amenities - Whole Home #4 Count

PUMA Sample	Appraiser Reference ID
Subject Property - Property Amenities - Miscellaneous	
	Amenities - Miscellaneous Category
	Amenities - Miscellaneous #1
	Amenities - Miscellaneous #1 Other
	Amenities - Miscellaneous #1 Count
	Amenities - Miscellaneous #2
	Amenities - Miscellaneous #2 Other
	Amenities - Miscellaneous #2 Count
	Amenities - Miscellaneous #3
	Amenities - Miscellaneous #3 Other
	Amenities - Miscellaneous #3 Count
	Amenities - Miscellaneous #4
	Amenities - Miscellaneous #4 Other
	Amenities - Miscellaneous #4 Count
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Vehicle Storage

PUMA Sample	Appraiser Reference ID
Subject Property - Vehicle Storage	
	Vehicle Storage #1 Type
	Vehicle Storage #1 Type Type Other
	Vehicle Storage #1 Are There 10 or more Parking Spaces?
	Vehicle Storage #1 How Many Parking Spaces Dedicated to Property?
	Vehicle Storage #1 Parking Space Assignment
	Vehicle Storage #1 Parking Space Assignment Other
	Vehicle Storage #1 Attachment Type
	Vehicle Storage #1 Driveway Surface Material
	Vehicle Storage #1 Driveway Surface Material Other
	Vehicle Storage #1 Area
	Vehicle Storage #2 Type
	Vehicle Storage #2 Type Type Other
	Vehicle Storage #2 Are There 10 or more Parking Spaces?
	Vehicle Storage #2 How Many Parking Spaces Dedicated to Property?
	Vehicle Storage #2 Parking Space Assignment
	Vehicle Storage #2 Parking Space Assignment Other
	Vehicle Storage #2 Attachment Type
	Vehicle Storage #2 Driveway Surface Material
	Vehicle Storage #2 Driveway Surface Material Other
	Vehicle Storage #2 Area
	Vehicle Storage #3 Type
	Vehicle Storage #3 Type Type Other
	Vehicle Storage #3 Are There 10 or more Parking Spaces?
	Vehicle Storage #3 How Many Parking Spaces Dedicated to Property?
	Vehicle Storage #3 Parking Space Assignment
	Vehicle Storage #3 Parking Space Assignment Other
	Vehicle Storage #3 Attachment Type
	Vehicle Storage #3 Driveway Surface Material
	Vehicle Storage #3 Driveway Surface Material Other
	Vehicle Storage #3 Area
	Vehicle Storage #4 Type
	Vehicle Storage #4 Type Type Other
	Vehicle Storage #4 Are There 10 or more Parking Spaces?
	Vehicle Storage #4 How Many Parking Spaces Dedicated to Property?
	Vehicle Storage #4 Parking Space Assignment
	Vehicle Storage #4 Parking Space Assignment Other
	Vehicle Storage #4 Attachment Type
	Vehicle Storage #4 Driveway Surface Material
	Vehicle Storage #4 Driveway Surface Material Other
	Vehicle Storage #4 Area
	Vehicle Storage Additional Item #1 Label
	Vehicle Storage Additional Item #1
	Vehicle Storage Additional Item #2 Label
	Vehicle Storage Additional Item #2
	Vehicle Storage Additional Item #3 Label
	Vehicle Storage Additional Item #3
	Appraisal Version Number
Fannie Mae | Freddie Mac	
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PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Outbuilding %NUM1%

PUMA Sample	Appraiser Reference ID
Subject Property - Outbuilding	
	Outbuilding Type
	Outbuilding Type Other
	Gross Building Area
	Gross Building Area: Unit of Measure
	Finished Area
	Finished Area: Unit of Measurement
	Unfinished Area
	Unfinished Area: Unit of Measurement
	Structure Volume
	Structure Volume: Unit of Measurement
	Baths - Full
	Baths - Half
	Number of Kitchens
	Is there Heating in the building?
	Heating #1
	Heating #1 Other
	Heating #2
	Heating #2 Other
	Heating #3
	Heating #3 Other
	Heating #4
	Heating #4 Other
	Is there Cooling in the building?
	Cooling #1
	Cooling #1 Other
	Cooling #2
	Cooling #2 Other
	Cooling #3
	Cooling #3 Other
	Cooling #4
	Cooling #4 Other
	Utilities #1
	Utilities #1 Other
	Utilities #2
	Utilities #2 Other
	Utilities #3
	Utilities #3 Other
	Utilities #4
	Utilities #4 Other
	Additional Item #1 Label
	Additional Item #1
	Additional Item #2 Label
	Additional Item #2
	Additional Item #3 Label
	Additional Item #3
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Outbuilding %NUM1%

PUMA Sample	Appraiser Reference ID
Subject Property - Outbuilding	
	Outbuilding Type
	Outbuilding Type Other
	Gross Building Area
	Gross Building Area: Unit of Measure
	Finished Area
	Finished Area: Unit of Measurement
	Unfinished Area
	Unfinished Area: Unit of Measurement
	Structure Volume
	Structure Volume: Unit of Measurement
	Baths - Full
	Baths - Half
	Number of Kitchens
	Is there Heating in the building?
	Heating #1
	Heating #1 Other
	Heating #2
	Heating #2 Other
	Heating #3
	Heating #3 Other
	Heating #4
	Heating #4 Other
	Is there Cooling in the building?
	Cooling #1
	Cooling #1 Other
	Cooling #2
	Cooling #2 Other
	Cooling #3
	Cooling #3 Other
	Cooling #4
	Cooling #4 Other
	Utilities #1
	Utilities #1 Other
	Utilities #2
	Utilities #2 Other
	Utilities #3
	Utilities #3 Other
	Utilities #4
	Utilities #4 Other
	Additional Item #1 Label
	Additional Item #1
	Additional Item #2 Label
	Additional Item #2
	Additional Item #3 Label
	Additional Item #3
	Appraisal Version Number
Fannie Mae | Freddie Mac	
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PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Outbuilding %NUM1%

PUMA Sample	Appraiser Reference ID
Subject Property - Outbuilding	
	Outbuilding Type
	Outbuilding Type Other
	Gross Building Area
	Gross Building Area: Unit of Measure
	Finished Area
	Finished Area: Unit of Measurement
	Unfinished Area
	Unfinished Area: Unit of Measurement
	Structure Volume
	Structure Volume: Unit of Measurement
	Baths - Full
	Baths - Half
	Number of Kitchens
	Is there Heating in the building?
	Heating #1
	Heating #1 Other
	Heating #2
	Heating #2 Other
	Heating #3
	Heating #3 Other
	Heating #4
	Heating #4 Other
	Is there Cooling in the building?
	Cooling #1
	Cooling #1 Other
	Cooling #2
	Cooling #2 Other
	Cooling #3
	Cooling #3 Other
	Cooling #4
	Cooling #4 Other
	Utilities #1
	Utilities #1 Other
	Utilities #2
	Utilities #2 Other
	Utilities #3
	Utilities #3 Other
	Utilities #4
	Utilities #4 Other
	Additional Item #1 Label
	Additional Item #1
	Additional Item #2 Label
	Additional Item #2
	Additional Item #3 Label
	Additional Item #3
	Appraisal Version Number
Fannie Mae | Freddie Mac	
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PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Subject - Summary

PUMA Sample	Appraiser Reference ID
Subject Property - Summary	
	List Price
	Contract Price
	Indicated Value by Sales Comparison Approach
	Reconciliation of Sales Comparison Approach
	Appraisal Version Number
Fannie Mae | Freddie Mac	
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PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - General Information

PUMA Sample

Appraiser Reference ID

Comparable Property - General Information

Sales Comparable: Comparable Number

Property Address: Street
Property Address: Unit
Property Address: Unit Designator
Property Address: City
Property Address: State
Property Address: ZIP Code
Longitude
Latitude



Comparable Sale Photo

Number of Dwellings
Number of Living Units
Homeowner Responsible for Exterior Maintenance

Data Source #1
Data Source #1 Identifier
Data Source #1 Other
Data Source #2
Data Source #2 Identifier
Data Source #2 Other
Data Source #3
Data Source #3 Identifier
Data Source #3 Other
Data Source #4
Data Source #4 Identifier
Data Source #4 Other

Proximity To Subject
Proximity To Subject Direction

Final List Price
Listing Status

Is Contract Price Unknown?
Contract Price

Sale Price
Ownership Transfer Type
Transfer Terms
Transfer Terms Other
Transfer Terms Adjustment
Transfer Terms Adjustment Type

Was Transaction Executed without Financing?
Financing Type
Financing Type Other
Financing Adjustment
Financing Adjustment Type

Are There Known Sales Concessions?
Is Sales Concession Amount Known?
Sales Concessions
Sales Concessions Adjustment
Sales Concessions Adjustment Type

Is Contract Date Unknown?
Contract Date
Contract Date Adjustment
Contract Date Adjustment Type

Sale Date
Sale Date Adjustment
Sale Date Adjustment Type
Days on Market

Sale to List Price Ratio
Sale to List Price Ratio Adjustment
Sale to List Price Ratio Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - General Information (continued)
Attached/Detached
Attached/Detached Adjustment
Attached/Detached Adjustment Type
Property Rights Appraised
Property Rights Appraised Other
Property Rights Appraised Adjustment
Property Rights Appraised Adjustment Type
Annual Ground Rent
Native American Lands
Native American Lands Type
Native American Lands Type Other
Native American Lands Adjustment
Native American Lands Adjustment Type
All Rights Included
All Rights Included Adjustment
All Rights Included Adjustment Type
Rights Not Included #1
Rights Not Included #1 Other
Rights Not Included #2
Rights Not Included #2 Other
Rights Not Included #3
Rights Not Included #3 Other
Rights Not Included #4
Rights Not Included #4 Other
Rights Not Included: Named property right has been included in the scope of the appraisal.
Same Builder as Subject
Additional Item #1 Label
Additional Item #1
Additional Item #1 Adjustment
Additional Item #1 Adjustment Type
Additional Item #2 Label
Additional Item #2
Additional Item #2 Adjustment
Additional Item #2 Adjustment Type
Additional Item #3 Label
Additional Item #3
Additional Item #3 Adjustment
Additional Item #3 Adjustment Type
Appraisal Version Number

Fannie Mae | Freddie Mac
September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - General Information

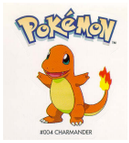
PUMA Sample

Appraiser Reference ID

Comparable Property - General Information

Sales Comparable: Comparable Number

Property Address: Street
Property Address: Unit
Property Address: Unit Designator
Property Address: City
Property Address: State
Property Address: ZIP Code
Longitude
Latitude



Comparable Sale Photo

Number of Dwellings
Number of Living Units
Homeowner Responsible for Exterior Maintenance

Data Source #1
Data Source #1 Identifier
Data Source #1 Other
Data Source #2
Data Source #2 Identifier
Data Source #2 Other
Data Source #3
Data Source #3 Identifier
Data Source #3 Other
Data Source #4
Data Source #4 Identifier
Data Source #4 Other

Proximity To Subject
Proximity To Subject Direction

Final List Price
Listing Status

Is Contract Price Unknown?
Contract Price

Sale Price
Ownership Transfer Type
Transfer Terms
Transfer Terms Other
Transfer Terms Adjustment
Transfer Terms Adjustment Type

Was Transaction Executed without Financing?
Financing Type
Financing Type Other
Financing Adjustment
Financing Adjustment Type

Are There Known Sales Concessions?
Is Sales Concession Amount Known?
Sales Concessions
Sales Concessions Adjustment
Sales Concessions Adjustment Type

Is Contract Date Unknown?
Contract Date
Contract Date Adjustment
Contract Date Adjustment Type

Sale Date
Sale Date Adjustment
Sale Date Adjustment Type
Days on Market

Sale to List Price Ratio
Sale to List Price Ratio Adjustment
Sale to List Price Ratio Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - General Information (continued)
Attached/Detached
Attached/Detached Adjustment
Attached/Detached Adjustment Type
Property Rights Appraised
Property Rights Appraised Other
Property Rights Appraised Adjustment
Property Rights Appraised Adjustment Type
Annual Ground Rent
Native American Lands
Native American Lands Type
Native American Lands Type Other
Native American Lands Adjustment
Native American Lands Adjustment Type
All Rights Included
All Rights Included Adjustment
All Rights Included Adjustment Type
Rights Not Included #1
Rights Not Included #1 Other
Rights Not Included #2
Rights Not Included #2 Other
Rights Not Included #3
Rights Not Included #3 Other
Rights Not Included #4
Rights Not Included #4 Other
Rights Not Included: Named property right has been included in the scope of the appraisal.
Same Builder as Subject
Additional Item #1 Label
Additional Item #1
Additional Item #1 Adjustment
Additional Item #1 Adjustment Type
Additional Item #2 Label
Additional Item #2
Additional Item #2 Adjustment
Additional Item #2 Adjustment Type
Additional Item #3 Label
Additional Item #3
Additional Item #3 Adjustment
Additional Item #3 Adjustment Type
Appraisal Version Number

Fannie Mae | Freddie Mac
September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
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Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - General Information

PUMA Sample

Appraiser Reference ID

Comparable Property - General Information

Sales Comparable: Comparable Number

Property Address: Street
Property Address: Unit
Property Address: Unit Designator
Property Address: City
Property Address: State
Property Address: ZIP Code
Longitude
Latitude



Comparable Sale Photo

Number of Dwellings
Number of Living Units
Homeowner Responsible for Exterior Maintenance

Data Source #1
Data Source #1 Identifier
Data Source #1 Other
Data Source #2
Data Source #2 Identifier
Data Source #2 Other
Data Source #3
Data Source #3 Identifier
Data Source #3 Other
Data Source #4
Data Source #4 Identifier
Data Source #4 Other

Proximity To Subject
Proximity To Subject Direction

Final List Price
Listing Status

Is Contract Price Unknown?
Contract Price

Sale Price
Ownership Transfer Type
Transfer Terms
Transfer Terms Other
Transfer Terms Adjustment
Transfer Terms Adjustment Type

Was Transaction Executed without Financing?
Financing Type
Financing Type Other
Financing Adjustment
Financing Adjustment Type

Are There Known Sales Concessions?
Is Sales Concession Amount Known?
Sales Concessions
Sales Concessions Adjustment
Sales Concessions Adjustment Type

Is Contract Date Unknown?
Contract Date
Contract Date Adjustment
Contract Date Adjustment Type

Sale Date
Sale Date Adjustment
Sale Date Adjustment Type
Days on Market

Sale to List Price Ratio
Sale to List Price Ratio Adjustment
Sale to List Price Ratio Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - General Information (continued)
Attached/Detached
Attached/Detached Adjustment
Attached/Detached Adjustment Type
Property Rights Appraised
Property Rights Appraised Other
Property Rights Appraised Adjustment
Property Rights Appraised Adjustment Type
Annual Ground Rent
Native American Lands
Native American Lands Type
Native American Lands Type Other
Native American Lands Adjustment
Native American Lands Adjustment Type
All Rights Included
All Rights Included Adjustment
All Rights Included Adjustment Type
Rights Not Included #1
Rights Not Included #1 Other
Rights Not Included #2
Rights Not Included #2 Other
Rights Not Included #3
Rights Not Included #3 Other
Rights Not Included #4
Rights Not Included #4 Other
Rights Not Included: Named property right has been included in the scope of the appraisal.
Same Builder as Subject
Additional Item #1 Label
Additional Item #1
Additional Item #1 Adjustment
Additional Item #1 Adjustment Type
Additional Item #2 Label
Additional Item #2
Additional Item #2 Adjustment
Additional Item #2 Adjustment Type
Additional Item #3 Label
Additional Item #3
Additional Item #3 Adjustment
Additional Item #3 Adjustment Type
Appraisal Version Number

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Appraiser Reference ID
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Client Reference ID
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Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Project Information

PUMA Sample	Appraiser Reference ID
Comparable Property - Project Information	
	Project Information Adjustment
	Is Property in a Project?
	Project Legal Structure Type
	Is Property in Planned Unit Development (PUD)?
	Project Name
	Same Project as Subject
	Monthly Fee
	Monthly Fee Period
	Monthly Fee Type
	Common Amenities/ Services #1
	Common Amenities/ Services #1 Other
	Common Amenities/ Services #2
	Common Amenities/ Services #2 Other
	Common Amenities/ Services #3
	Common Amenities/ Services #3 Other
	Common Amenities/ Services #4
	Common Amenities/ Services #4 Other
	Special Assessments #1 Amount
	Special Assessments #1 Status
	Special Assessments #2 Amount
	Special Assessments #2 Status
	Appraisal Version Number
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PUMA Sample	Appraiser Reference ID
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	Client Reference ID
	AMC Reference ID

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URAR SCA - Comp %NUM1% - Project Information

PUMA Sample	Appraiser Reference ID
Comparable Property - Project Information	
	Project Information Adjustment
	Is Property in a Project?
	Project Legal Structure Type
	Is Property in Planned Unit Development (PUD)?
	Project Name
	Same Project as Subject
	Monthly Fee
	Monthly Fee Period
	Monthly Fee Type
	Common Amenities/ Services #1
	Common Amenities/ Services #1 Other
	Common Amenities/ Services #2
	Common Amenities/ Services #2 Other
	Common Amenities/ Services #3
	Common Amenities/ Services #3 Other
	Common Amenities/ Services #4
	Common Amenities/ Services #4 Other
	Special Assessments #1 Amount
	Special Assessments #1 Status
	Special Assessments #2 Amount
	Special Assessments #2 Status
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Project Information

PUMA Sample	Appraiser Reference ID
Comparable Property - Project Information	
	Project Information Adjustment
	Is Property in a Project?
	Project Legal Structure Type
	Is Property in Planned Unit Development (PUD)?
	Project Name
	Same Project as Subject
	Monthly Fee
	Monthly Fee Period
	Monthly Fee Type
	Common Amenities/ Services #1
	Common Amenities/ Services #1 Other
	Common Amenities/ Services #2
	Common Amenities/ Services #2 Other
	Common Amenities/ Services #3
	Common Amenities/ Services #3 Other
	Common Amenities/ Services #4
	Common Amenities/ Services #4 Other
	Special Assessments #1 Amount
	Special Assessments #1 Status
	Special Assessments #2 Amount
	Special Assessments #2 Status
	Appraisal Version Number
Fannie Mae | Freddie Mac	
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PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

PUMA Sample

Appraiser Reference ID

Comparable Property - Site
Site Owned in Common
Site Owned in Common Adjustment
Site Owned in Common Adjustment Type
Site Size
Site Size Adjustment
Site Size Adjustment Type
Neighborhood Name
Neighborhood Name Adjustment
Neighborhood Name Adjustment Type
Zoning Compliance
Zoning Compliance Adjustment
Zoning Compliance Adjustment Type
Hazard Zone #1
Hazard Zone #1 Other
Hazard Zone #1 Lava Zone
Hazard Zone #1 Adjustment
Hazard Zone #1 Adjustment Type
Hazard Zone #2
Hazard Zone #2 Other
Hazard Zone #2 Lava Zone
Hazard Zone #2 Adjustment
Hazard Zone #2 Adjustment Type
Hazard Zone #3
Hazard Zone #3 Other
Hazard Zone #3 Lava Zone
Hazard Zone #3 Adjustment
Hazard Zone #3 Adjustment Type
Hazard Zone #4
Hazard Zone #4 Other
Hazard Zone #4 Lava Zone
Hazard Zone #4 Adjustment
Hazard Zone #4 Adjustment Type
Primary Access
Primary Access Other
Primary Access Adjustment
Primary Access Adjustment Type
Street #1 Type
Street #1 Type Other
Street #1 Surface
Street #1 Surface Other
Street #1 Adjustment
Street #1 Adjustment Type
Street #2 Type
Street #2 Type Other
Street #2 Surface
Street #2 Surface Other
Street #2 Adjustment
Street #2 Adjustment Type
Street #3 Type
Street #3 Type Other
Street #3 Surface
Street #3 Surface Other
Street #3 Adjustment
Street #3 Adjustment Type
Street #4 Type
Street #4 Type Other
Street #4 Surface
Street #4 Surface Other
Street #4 Adjustment
Street #4 Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - Site (continued)
Property Restriction #1
Property Restriction #1 Other
Property Restriction #1 Adjustment
Property Restriction #1 Adjustment Type
Property Restriction #2
Property Restriction #2 Other
Property Restriction #2 Adjustment
Property Restriction #2 Adjustment Type
Property Restriction #3
Property Restriction #3 Other
Property Restriction #3 Adjustment
Property Restriction #3 Adjustment Type
Property Restriction #4
Property Restriction #4 Other
Property Restriction #4 Adjustment
Property Restriction #4 Adjustment Type
Easement #1
Easement #1 Other
Easement #1 Adjustment
Easement #1 Adjustment Type
Easement #2
Easement #2 Other
Easement #2 Adjustment
Easement #2 Adjustment Type
Easement #3
Easement #3 Other
Easement #3 Adjustment
Easement #3 Adjustment Type
Easement #4
Easement #4 Other
Easement #4 Adjustment
Easement #4 Adjustment Type
Topography #1
Topography #1 Other
Topography #1 Adjustment
Topography #1 Adjustment Type
Topography #2
Topography #2 Other
Topography #2 Adjustment
Topography #2 Adjustment Type
Topography #3
Topography #3 Other
Topography #3 Adjustment
Topography #3 Adjustment Type
Topography #4
Topography #4 Other
Topography #4 Adjustment
Topography #4 Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - Site (continued)
Drainage #1
Drainage #1 Other
Drainage #1 Adjustment
Drainage #1 Adjustment Type
Drainage #2
Drainage #2 Other
Drainage #2 Adjustment
Drainage #2 Adjustment Type
Drainage #3
Drainage #3 Other
Drainage #3 Adjustment
Drainage #3 Adjustment Type
Drainage #4
Drainage #4 Other
Drainage #4 Adjustment
Drainage #4 Adjustment Type
Site Characteristics #1
Site Characteristics #1 Other
Site Characteristics #1 Adjustment
Site Characteristics #1 Adjustment Type
Site Characteristics #2
Site Characteristics #2 Other
Site Characteristics #2 Adjustment
Site Characteristics #2 Adjustment Type
Site Characteristics #3
Site Characteristics #3 Other
Site Characteristics #3 Adjustment
Site Characteristics #3 Adjustment Type
Site Characteristics #4
Site Characteristics #4 Other
Site Characteristics #4 Adjustment
Site Characteristics #4 Adjustment Type
Site Influence #1 (Location)
Site Influence #1 (Location) Other
Site Influence #1: Body of Water
Site Influence #1: Body of Water Other
Site Influence #1: Body of Water: Private Access
Site Influence #1 (Location) Adjustment
Site Influence #1 (Location) Adjustment Type
Site Influence #2 (Location)
Site Influence #2 (Location) Other
Site Influence #2: Body of Water
Site Influence #2: Body of Water Other
Site Influence #2: Body of Water: Private Access
Site Influence #2 (Location) Adjustment
Site Influence #2 (Location) Adjustment Type
Site Influence #3 (Location)
Site Influence #3 (Location) Other
Site Influence #3: Body of Water
Site Influence #3: Body of Water Other
Site Influence #3: Body of Water: Private Access
Site Influence #3 (Location) Adjustment
Site Influence #3 (Location) Adjustment Type
Site Influence #4 (Location)
Site Influence #4 (Location) Other
Site Influence #4: Body of Water
Site Influence #4: Body of Water Other
Site Influence #4: Body of Water: Private Access
Site Influence #4 (Location) Adjustment
Site Influence #4 (Location) Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - Site (continued)

Apparent Environmental Conditions #1
Apparent Environmental Conditions #1 Other
Apparent Environmental Conditions #1 Adjustment
Apparent Environmental Conditions #1 Adjustment Type

Apparent Environmental Conditions #2
Apparent Environmental Conditions #2 Other
Apparent Environmental Conditions #2 Adjustment
Apparent Environmental Conditions #2 Adjustment Type

Apparent Environmental Conditions #3
Apparent Environmental Conditions #3 Other
Apparent Environmental Conditions #3 Adjustment
Apparent Environmental Conditions #3 Adjustment

Apparent Environmental Conditions #4
Apparent Environmental Conditions #4 Other
Apparent Environmental Conditions #4 Adjustment
Apparent Environmental Conditions #4 Adjustment Type

View #1
View #1 Other
View #1 Range
View #1 Range Other
View #1 Adjustment
View #1 Adjustment Type

View #2
View #2 Other
View #2 Range
View #2 Range Other
View #2 Adjustment
View #2 Adjustment Type

View #3
View #3 Other
View #3 Range
View #3 Range Other
View #3 Adjustment
View #3 Adjustment Type

View #4
View #4 Other
View #4 Range
View #4 Range Other
View #4 Adjustment
View #4 Adjustment Type

Site Additional Item #1 Label
Site Additional Item #1
Site Additional Item #1 Adjustment
Site Additional Item #1 Adjustment Type

Site Additional Item #2 Label
Site Additional Item #2
Site Additional Item #2 Adjustment
Site Additional Item #2 Adjustment Type

Site Additional Item #3 Label
Site Additional Item #3
Site Additional Item #3 Adjustment
Site Additional Item #3 Adjustment Type

Appraisal Version Number

Fannie Mae | Freddie Mac
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Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

PUMA Sample

Appraiser Reference ID

Comparable Property - Site
Site Owned in Common
Site Owned in Common Adjustment
Site Owned in Common Adjustment Type
Site Size
Site Size Adjustment
Site Size Adjustment Type
Neighborhood Name
Neighborhood Name Adjustment
Neighborhood Name Adjustment Type
Zoning Compliance
Zoning Compliance Adjustment
Zoning Compliance Adjustment Type
Hazard Zone #1
Hazard Zone #1 Other
Hazard Zone #1 Lava Zone
Hazard Zone #1 Adjustment
Hazard Zone #1 Adjustment Type
Hazard Zone #2
Hazard Zone #2 Other
Hazard Zone #2 Lava Zone
Hazard Zone #2 Adjustment
Hazard Zone #2 Adjustment Type
Hazard Zone #3
Hazard Zone #3 Other
Hazard Zone #3 Lava Zone
Hazard Zone #3 Adjustment
Hazard Zone #3 Adjustment Type
Hazard Zone #4
Hazard Zone #4 Other
Hazard Zone #4 Lava Zone
Hazard Zone #4 Adjustment
Hazard Zone #4 Adjustment Type
Primary Access
Primary Access Other
Primary Access Adjustment
Primary Access Adjustment Type
Street #1 Type
Street #1 Type Other
Street #1 Surface
Street #1 Surface Other
Street #1 Adjustment
Street #1 Adjustment Type
Street #2 Type
Street #2 Type Other
Street #2 Surface
Street #2 Surface Other
Street #2 Adjustment
Street #2 Adjustment Type
Street #3 Type
Street #3 Type Other
Street #3 Surface
Street #3 Surface Other
Street #3 Adjustment
Street #3 Adjustment Type
Street #4 Type
Street #4 Type Other
Street #4 Surface
Street #4 Surface Other
Street #4 Adjustment
Street #4 Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - Site (continued)
Property Restriction #1
Property Restriction #1 Other
Property Restriction #1 Adjustment
Property Restriction #1 Adjustment Type
Property Restriction #2
Property Restriction #2 Other
Property Restriction #2 Adjustment
Property Restriction #2 Adjustment Type
Property Restriction #3
Property Restriction #3 Other
Property Restriction #3 Adjustment
Property Restriction #3 Adjustment Type
Property Restriction #4
Property Restriction #4 Other
Property Restriction #4 Adjustment
Property Restriction #4 Adjustment Type
Easement #1
Easement #1 Other
Easement #1 Adjustment
Easement #1 Adjustment Type
Easement #2
Easement #2 Other
Easement #2 Adjustment
Easement #2 Adjustment Type
Easement #3
Easement #3 Other
Easement #3 Adjustment
Easement #3 Adjustment Type
Easement #4
Easement #4 Other
Easement #4 Adjustment
Easement #4 Adjustment Type
Topography #1
Topography #1 Other
Topography #1 Adjustment
Topography #1 Adjustment Type
Topography #2
Topography #2 Other
Topography #2 Adjustment
Topography #2 Adjustment Type
Topography #3
Topography #3 Other
Topography #3 Adjustment
Topography #3 Adjustment Type
Topography #4
Topography #4 Other
Topography #4 Adjustment
Topography #4 Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - Site (continued)
Drainage #1
Drainage #1 Other
Drainage #1 Adjustment
Drainage #1 Adjustment Type
Drainage #2
Drainage #2 Other
Drainage #2 Adjustment
Drainage #2 Adjustment Type
Drainage #3
Drainage #3 Other
Drainage #3 Adjustment
Drainage #3 Adjustment Type
Drainage #4
Drainage #4 Other
Drainage #4 Adjustment
Drainage #4 Adjustment Type
Site Characteristics #1
Site Characteristics #1 Other
Site Characteristics #1 Adjustment
Site Characteristics #1 Adjustment Type
Site Characteristics #2
Site Characteristics #2 Other
Site Characteristics #2 Adjustment
Site Characteristics #2 Adjustment Type
Site Characteristics #3
Site Characteristics #3 Other
Site Characteristics #3 Adjustment
Site Characteristics #3 Adjustment Type
Site Characteristics #4
Site Characteristics #4 Other
Site Characteristics #4 Adjustment
Site Characteristics #4 Adjustment Type
Site Influence #1 (Location)
Site Influence #1 (Location) Other
Site Influence #1: Body of Water
Site Influence #1: Body of Water Other
Site Influence #1: Body of Water: Private Access
Site Influence #1 (Location) Adjustment
Site Influence #1 (Location) Adjustment Type
Site Influence #2 (Location)
Site Influence #2 (Location) Other
Site Influence #2: Body of Water
Site Influence #2: Body of Water Other
Site Influence #2: Body of Water: Private Access
Site Influence #2 (Location) Adjustment
Site Influence #2 (Location) Adjustment Type
Site Influence #3 (Location)
Site Influence #3 (Location) Other
Site Influence #3: Body of Water
Site Influence #3: Body of Water Other
Site Influence #3: Body of Water: Private Access
Site Influence #3 (Location) Adjustment
Site Influence #3 (Location) Adjustment Type
Site Influence #4 (Location)
Site Influence #4 (Location) Other
Site Influence #4: Body of Water
Site Influence #4: Body of Water Other
Site Influence #4: Body of Water: Private Access
Site Influence #4 (Location) Adjustment
Site Influence #4 (Location) Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - Site (continued)

Apparent Environmental Conditions #1
Apparent Environmental Conditions #1 Other
Apparent Environmental Conditions #1 Adjustment
Apparent Environmental Conditions #1 Adjustment Type

Apparent Environmental Conditions #2
Apparent Environmental Conditions #2 Other
Apparent Environmental Conditions #2 Adjustment
Apparent Environmental Conditions #2 Adjustment Type

Apparent Environmental Conditions #3
Apparent Environmental Conditions #3 Other
Apparent Environmental Conditions #3 Adjustment
Apparent Environmental Conditions #3 Adjustment

Apparent Environmental Conditions #4
Apparent Environmental Conditions #4 Other
Apparent Environmental Conditions #4 Adjustment
Apparent Environmental Conditions #4 Adjustment Type

View #1
View #1 Other
View #1 Range
View #1 Range Other
View #1 Adjustment
View #1 Adjustment Type

View #2
View #2 Other
View #2 Range
View #2 Range Other
View #2 Adjustment
View #2 Adjustment Type

View #3
View #3 Other
View #3 Range
View #3 Range Other
View #3 Adjustment
View #3 Adjustment Type

View #4
View #4 Other
View #4 Range
View #4 Range Other
View #4 Adjustment
View #4 Adjustment Type

Site Additional Item #1 Label
Site Additional Item #1
Site Additional Item #1 Adjustment
Site Additional Item #1 Adjustment Type

Site Additional Item #2 Label
Site Additional Item #2
Site Additional Item #2 Adjustment
Site Additional Item #2 Adjustment Type

Site Additional Item #3 Label
Site Additional Item #3
Site Additional Item #3 Adjustment
Site Additional Item #3 Adjustment Type

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Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

PUMA Sample

Appraiser Reference ID

Comparable Property - Site
Site Owned in Common
Site Owned in Common Adjustment
Site Owned in Common Adjustment Type
Site Size
Site Size Adjustment
Site Size Adjustment Type
Neighborhood Name
Neighborhood Name Adjustment
Neighborhood Name Adjustment Type
Zoning Compliance
Zoning Compliance Adjustment
Zoning Compliance Adjustment Type
Hazard Zone #1
Hazard Zone #1 Other
Hazard Zone #1 Lava Zone
Hazard Zone #1 Adjustment
Hazard Zone #1 Adjustment Type
Hazard Zone #2
Hazard Zone #2 Other
Hazard Zone #2 Lava Zone
Hazard Zone #2 Adjustment
Hazard Zone #2 Adjustment Type
Hazard Zone #3
Hazard Zone #3 Other
Hazard Zone #3 Lava Zone
Hazard Zone #3 Adjustment
Hazard Zone #3 Adjustment Type
Hazard Zone #4
Hazard Zone #4 Other
Hazard Zone #4 Lava Zone
Hazard Zone #4 Adjustment
Hazard Zone #4 Adjustment Type
Primary Access
Primary Access Other
Primary Access Adjustment
Primary Access Adjustment Type
Street #1 Type
Street #1 Type Other
Street #1 Surface
Street #1 Surface Other
Street #1 Adjustment
Street #1 Adjustment Type
Street #2 Type
Street #2 Type Other
Street #2 Surface
Street #2 Surface Other
Street #2 Adjustment
Street #2 Adjustment Type
Street #3 Type
Street #3 Type Other
Street #3 Surface
Street #3 Surface Other
Street #3 Adjustment
Street #3 Adjustment Type
Street #4 Type
Street #4 Type Other
Street #4 Surface
Street #4 Surface Other
Street #4 Adjustment
Street #4 Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - Site (continued)
Property Restriction #1
Property Restriction #1 Other
Property Restriction #1 Adjustment
Property Restriction #1 Adjustment Type
Property Restriction #2
Property Restriction #2 Other
Property Restriction #2 Adjustment
Property Restriction #2 Adjustment Type
Property Restriction #3
Property Restriction #3 Other
Property Restriction #3 Adjustment
Property Restriction #3 Adjustment Type
Property Restriction #4
Property Restriction #4 Other
Property Restriction #4 Adjustment
Property Restriction #4 Adjustment Type
Easement #1
Easement #1 Other
Easement #1 Adjustment
Easement #1 Adjustment Type
Easement #2
Easement #2 Other
Easement #2 Adjustment
Easement #2 Adjustment Type
Easement #3
Easement #3 Other
Easement #3 Adjustment
Easement #3 Adjustment Type
Easement #4
Easement #4 Other
Easement #4 Adjustment
Easement #4 Adjustment Type
Topography #1
Topography #1 Other
Topography #1 Adjustment
Topography #1 Adjustment Type
Topography #2
Topography #2 Other
Topography #2 Adjustment
Topography #2 Adjustment Type
Topography #3
Topography #3 Other
Topography #3 Adjustment
Topography #3 Adjustment Type
Topography #4
Topography #4 Other
Topography #4 Adjustment
Topography #4 Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - Site (continued)
Drainage #1
Drainage #1 Other
Drainage #1 Adjustment
Drainage #1 Adjustment Type
Drainage #2
Drainage #2 Other
Drainage #2 Adjustment
Drainage #2 Adjustment Type
Drainage #3
Drainage #3 Other
Drainage #3 Adjustment
Drainage #3 Adjustment Type
Drainage #4
Drainage #4 Other
Drainage #4 Adjustment
Drainage #4 Adjustment Type
Site Characteristics #1
Site Characteristics #1 Other
Site Characteristics #1 Adjustment
Site Characteristics #1 Adjustment Type
Site Characteristics #2
Site Characteristics #2 Other
Site Characteristics #2 Adjustment
Site Characteristics #2 Adjustment Type
Site Characteristics #3
Site Characteristics #3 Other
Site Characteristics #3 Adjustment
Site Characteristics #3 Adjustment Type
Site Characteristics #4
Site Characteristics #4 Other
Site Characteristics #4 Adjustment
Site Characteristics #4 Adjustment Type
Site Influence #1 (Location)
Site Influence #1 (Location) Other
Site Influence #1: Body of Water
Site Influence #1: Body of Water Other
Site Influence #1: Body of Water: Private Access
Site Influence #1 (Location) Adjustment
Site Influence #1 (Location) Adjustment Type
Site Influence #2 (Location)
Site Influence #2 (Location) Other
Site Influence #2: Body of Water
Site Influence #2: Body of Water Other
Site Influence #2: Body of Water: Private Access
Site Influence #2 (Location) Adjustment
Site Influence #2 (Location) Adjustment Type
Site Influence #3 (Location)
Site Influence #3 (Location) Other
Site Influence #3: Body of Water
Site Influence #3: Body of Water Other
Site Influence #3: Body of Water: Private Access
Site Influence #3 (Location) Adjustment
Site Influence #3 (Location) Adjustment Type
Site Influence #4 (Location)
Site Influence #4 (Location) Other
Site Influence #4: Body of Water
Site Influence #4: Body of Water Other
Site Influence #4: Body of Water: Private Access
Site Influence #4 (Location) Adjustment
Site Influence #4 (Location) Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - Site (continued)

Apparent Environmental Conditions #1
Apparent Environmental Conditions #1 Other
Apparent Environmental Conditions #1 Adjustment
Apparent Environmental Conditions #1 Adjustment Type

Apparent Environmental Conditions #2
Apparent Environmental Conditions #2 Other
Apparent Environmental Conditions #2 Adjustment
Apparent Environmental Conditions #2 Adjustment Type

Apparent Environmental Conditions #3
Apparent Environmental Conditions #3 Other
Apparent Environmental Conditions #3 Adjustment
Apparent Environmental Conditions #3 Adjustment

Apparent Environmental Conditions #4
Apparent Environmental Conditions #4 Other
Apparent Environmental Conditions #4 Adjustment
Apparent Environmental Conditions #4 Adjustment Type

View #1
View #1 Other
View #1 Range
View #1 Range Other
View #1 Adjustment
View #1 Adjustment Type

View #2
View #2 Other
View #2 Range
View #2 Range Other
View #2 Adjustment
View #2 Adjustment Type

View #3
View #3 Other
View #3 Range
View #3 Range Other
View #3 Adjustment
View #3 Adjustment Type

View #4
View #4 Other
View #4 Range
View #4 Range Other
View #4 Adjustment
View #4 Adjustment Type

Site Additional Item #1 Label
Site Additional Item #1
Site Additional Item #1 Adjustment
Site Additional Item #1 Adjustment Type

Site Additional Item #2 Label
Site Additional Item #2
Site Additional Item #2 Adjustment
Site Additional Item #2 Adjustment Type

Site Additional Item #3 Label
Site Additional Item #3
Site Additional Item #3 Adjustment
Site Additional Item #3 Adjustment Type

Appraisal Version Number

Fannie Mae | Freddie Mac
September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% Water Frontage

PUMA Sample	Appraiser Reference ID
Comparable Property - Water Frontage with Private Access	
	Water Frontage Adjustment
	Water Frontage Adjustment Type
	Water Frontage #1
	Water Frontage #1 Other
	Water Frontage #1 Waterfront Name
	Water Frontage #1 Water Access Depth
	Water Frontage #1 Water Access Depth Other
	Water Frontage #1 Permanent Water Feature
	Water Frontage #1 Permanent Water Feature Other
	Water Frontage #1 Right to Build
	Water Frontage #1 Total Linear Measurement
	Water Frontage #2
	Water Frontage #2 Other
	Water Frontage #2 Waterfront Name
	Water Frontage #2 Water Access Depth
	Water Frontage #2 Water Access Depth Other
	Water Frontage #2 Permanent Water Feature
	Water Frontage #2 Permanent Water Feature Other
	Water Frontage #2 Right to Build
	Water Frontage #2 Total Linear Measurement
	Water Frontage #3
	Water Frontage #3 Other
	Water Frontage #3 Waterfront Name
	Water Frontage #3 Water Access Depth
	Water Frontage #3 Water Access Depth Other
	Water Frontage #3 Permanent Water Feature
	Water Frontage #3 Permanent Water Feature Other
	Water Frontage #3 Right to Build
	Water Frontage #3 Total Linear Measurement
	Water Frontage #4
	Water Frontage #4 Other
	Water Frontage #4 Waterfront Name
	Water Frontage #4 Water Access Depth
	Water Frontage #4 Water Access Depth Other
	Water Frontage #4 Permanent Water Feature
	Water Frontage #4 Permanent Water Feature Other
	Water Frontage #4 Right to Build
	Water Frontage #4 Total Linear Measurement
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% Water Frontage

PUMA Sample	Appraiser Reference ID
Comparable Property - Water Frontage with Private Access	
	Water Frontage Adjustment
	Water Frontage Adjustment Type
	Water Frontage #1
	Water Frontage #1 Other
	Water Frontage #1 Waterfront Name
	Water Frontage #1 Water Access Depth
	Water Frontage #1 Water Access Depth Other
	Water Frontage #1 Permanent Water Feature
	Water Frontage #1 Permanent Water Feature Other
	Water Frontage #1 Right to Build
	Water Frontage #1 Total Linear Measurement
	Water Frontage #2
	Water Frontage #2 Other
	Water Frontage #2 Waterfront Name
	Water Frontage #2 Water Access Depth
	Water Frontage #2 Water Access Depth Other
	Water Frontage #2 Permanent Water Feature
	Water Frontage #2 Permanent Water Feature Other
	Water Frontage #2 Right to Build
	Water Frontage #2 Total Linear Measurement
	Water Frontage #3
	Water Frontage #3 Other
	Water Frontage #3 Waterfront Name
	Water Frontage #3 Water Access Depth
	Water Frontage #3 Water Access Depth Other
	Water Frontage #3 Permanent Water Feature
	Water Frontage #3 Permanent Water Feature Other
	Water Frontage #3 Right to Build
	Water Frontage #3 Total Linear Measurement
	Water Frontage #4
	Water Frontage #4 Other
	Water Frontage #4 Waterfront Name
	Water Frontage #4 Water Access Depth
	Water Frontage #4 Water Access Depth Other
	Water Frontage #4 Permanent Water Feature
	Water Frontage #4 Permanent Water Feature Other
	Water Frontage #4 Right to Build
	Water Frontage #4 Total Linear Measurement
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% Water Frontage

PUMA Sample	Appraiser Reference ID
Comparable Property - Water Frontage with Private Access	
	Water Frontage Adjustment
	Water Frontage Adjustment Type
	Water Frontage #1
	Water Frontage #1 Other
	Water Frontage #1 Waterfront Name
	Water Frontage #1 Water Access Depth
	Water Frontage #1 Water Access Depth Other
	Water Frontage #1 Permanent Water Feature
	Water Frontage #1 Permanent Water Feature Other
	Water Frontage #1 Right to Build
	Water Frontage #1 Total Linear Measurement
	Water Frontage #2
	Water Frontage #2 Other
	Water Frontage #2 Waterfront Name
	Water Frontage #2 Water Access Depth
	Water Frontage #2 Water Access Depth Other
	Water Frontage #2 Permanent Water Feature
	Water Frontage #2 Permanent Water Feature Other
	Water Frontage #2 Right to Build
	Water Frontage #2 Total Linear Measurement
	Water Frontage #3
	Water Frontage #3 Other
	Water Frontage #3 Waterfront Name
	Water Frontage #3 Water Access Depth
	Water Frontage #3 Water Access Depth Other
	Water Frontage #3 Permanent Water Feature
	Water Frontage #3 Permanent Water Feature Other
	Water Frontage #3 Right to Build
	Water Frontage #3 Total Linear Measurement
	Water Frontage #4
	Water Frontage #4 Other
	Water Frontage #4 Waterfront Name
	Water Frontage #4 Water Access Depth
	Water Frontage #4 Water Access Depth Other
	Water Frontage #4 Permanent Water Feature
	Water Frontage #4 Permanent Water Feature Other
	Water Frontage #4 Right to Build
	Water Frontage #4 Total Linear Measurement
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Dwelling(s)

PUMA Sample

Appraiser Reference ID

Comparable Property - Dwelling(s)

Number of Living Units Including ADUs

Year Built #1
Year Built #1 Is Year Built Estimated?
Year Built #1 Adjustment
Year Built #1 Adjustment Type

Year Built #2
Year Built #2 Is Year Built Estimated?
Year Built #2 Adjustment
Year Built #2 Adjustment Type

Year Built #3
Year Built #3 Is Year Built Estimated?
Year Built #3 Adjustment
Year Built #3 Adjustment Type

Year Built #4
Year Built #4 Is Year Built Estimated?
Year Built #4 Adjustment
Year Built #4 Adjustment Type

Structure Design
Structure Design Other
Structure Design Adjustment
Structure Design Adjustment Type

Gross Building Finished Area
Gross Building Finished Area Adjustment
Gross Building Finished Area Adjustment Type

Noncontinuous Finished Area
Noncontinuous Finished Area Adjustment
Noncontinuous Finished Area Adjustment Type

Townhouse End Unit
Townhouse End Unit Adjustment
Townhouse End Unit Adjustment Type

Townhouse Back to Back
Townhouse Back to Back Adjustment
Townhouse Back to Back Adjustment Type

Townhouse Units Above or Below
Townhouse Units Above or Below Adjustment
Townhouse Units Above or Below Adjustment Type

Townhouse Location
Townhouse Location Adjustment
Townhouse Location Adjustment Type

Construction Method #1
Construction Method #1 Other
Construction Method #1 Adjustment
Construction Method #1 Adjustment Type

Construction Method #2
Construction Method #2 Other
Construction Method #2 Adjustment
Construction Method #2 Adjustment Type

Construction Method #3
Construction Method #3 Other
Construction Method #3 Adjustment
Construction Method #3 Adjustment Type

Construction Method #4
Construction Method #4 Other
Construction Method #4 Adjustment
Construction Method #4 Adjustment Type

Manufactured Home Width
Manufactured Home Width Adjustment
Manufactured Home Width Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - Dwelling(s) (continued)
Dwelling Style
Dwelling Style Other
Dwelling Style Adjustment
Dwelling Style Adjustment Type
Total Dwelling Volume
Total Dwelling Volume Adjustment
Total Dwelling Volume Adjustment Type
Window Surface Area
Window Surface Area Adjustment
Window Surface Area Adjustment Type
Functional Issues #1
Functional Issues #1 Other
Functional Issues #1 Adjustment
Functional Issues #1 Adjustment Type
Functional Issues #2
Functional Issues #2 Other
Functional Issues #2 Adjustment
Functional Issues #2 Adjustment Type
Functional Issues #3
Functional Issues #3 Other
Functional Issues #3 Adjustment
Functional Issues #3 Adjustment Type
Functional Issues #4
Functional Issues #4 Other
Functional Issues #4 Adjustment
Functional Issues #4 Adjustment Type
Disaster Mitigation #1
Disaster Mitigation #1 Other
Disaster Mitigation #1 Adjustment
Disaster Mitigation #1 Adjustment Type
Disaster Mitigation #2
Disaster Mitigation #2 Other
Disaster Mitigation #2 Adjustment
Disaster Mitigation #2 Adjustment Type
Disaster Mitigation #3
Disaster Mitigation #3 Other
Disaster Mitigation #3 Adjustment
Disaster Mitigation #3 Adjustment Type
Disaster Mitigation #4
Disaster Mitigation #4 Other
Disaster Mitigation #4 Adjustment
Disaster Mitigation #4 Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - Dwelling(s) (continued)

Heating #1
Heating #1 Other
Heating #1 Fuel
Heating #1 Fuel Other
Heating #1 Adjustment
Heating #1 Adjustment Type

Heating #2
Heating #2 Other
Heating #2 Fuel
Heating #2 Fuel Other
Heating #2 Adjustment
Heating #2 Adjustment Type

Heating #3
Heating #3 Other
Heating #3 Fuel
Heating #3 Fuel Other
Heating #3 Adjustment
Heating #3 Adjustment Type

Heating #4
Heating #4 Other
Heating #4 Fuel
Heating #4 Fuel Other
Heating #4 Adjustment
Heating #4 Adjustment Type

Is there Cooling in the Building?

Cooling #1
Cooling #1 Other
Cooling #1 Adjustment
Cooling #1 Adjustment Type

Cooling #2
Cooling #2 Other
Cooling #2 Adjustment
Cooling #2 Adjustment Type

Cooling #3
Cooling #3 Other
Cooling #3 Adjustment
Cooling #3 Adjustment Type

Cooling #4
Cooling #4 Other
Cooling #4 Adjustment
Cooling #4 Adjustment Type

Dwelling Additional Item #1 Label
Dwelling Additional Item #1
Dwelling Additional Item #1 Adjustment
Dwelling Additional Item #1 Adjustment Type

Dwelling Additional Item #2 Label
Dwelling Additional Item #2
Dwelling Additional Item #2 Adjustment
Dwelling Additional Item #2 Adjustment Type

Dwelling Additional Item #3 Label
Dwelling Additional Item #3
Dwelling Additional Item #3 Adjustment
Dwelling Additional Item #3 Adjustment Type

Appraisal Version Number

Fannie Mae | Freddie Mac
September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Dwelling(s)

PUMA Sample

Appraiser Reference ID

Comparable Property - Dwelling(s)

Number of Living Units Including ADUs

Year Built #1
Year Built #1 Is Year Built Estimated?
Year Built #1 Adjustment
Year Built #1 Adjustment Type

Year Built #2
Year Built #2 Is Year Built Estimated?
Year Built #2 Adjustment
Year Built #2 Adjustment Type

Year Built #3
Year Built #3 Is Year Built Estimated?
Year Built #3 Adjustment
Year Built #3 Adjustment Type

Year Built #4
Year Built #4 Is Year Built Estimated?
Year Built #4 Adjustment
Year Built #4 Adjustment Type

Structure Design
Structure Design Other
Structure Design Adjustment
Structure Design Adjustment Type

Gross Building Finished Area
Gross Building Finished Area Adjustment
Gross Building Finished Area Adjustment Type

Noncontinuous Finished Area
Noncontinuous Finished Area Adjustment
Noncontinuous Finished Area Adjustment Type

Townhouse End Unit
Townhouse End Unit Adjustment
Townhouse End Unit Adjustment Type

Townhouse Back to Back
Townhouse Back to Back Adjustment
Townhouse Back to Back Adjustment Type

Townhouse Units Above or Below
Townhouse Units Above or Below Adjustment
Townhouse Units Above or Below Adjustment Type

Townhouse Location
Townhouse Location Adjustment
Townhouse Location Adjustment Type

Construction Method #1
Construction Method #1 Other
Construction Method #1 Adjustment
Construction Method #1 Adjustment Type

Construction Method #2
Construction Method #2 Other
Construction Method #2 Adjustment
Construction Method #2 Adjustment Type

Construction Method #3
Construction Method #3 Other
Construction Method #3 Adjustment
Construction Method #3 Adjustment Type

Construction Method #4
Construction Method #4 Other
Construction Method #4 Adjustment
Construction Method #4 Adjustment Type

Manufactured Home Width
Manufactured Home Width Adjustment
Manufactured Home Width Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - Dwelling(s) (continued)
Dwelling Style
Dwelling Style Other
Dwelling Style Adjustment
Dwelling Style Adjustment Type
Total Dwelling Volume
Total Dwelling Volume Adjustment
Total Dwelling Volume Adjustment Type
Window Surface Area
Window Surface Area Adjustment
Window Surface Area Adjustment Type
Functional Issues #1
Functional Issues #1 Other
Functional Issues #1 Adjustment
Functional Issues #1 Adjustment Type
Functional Issues #2
Functional Issues #2 Other
Functional Issues #2 Adjustment
Functional Issues #2 Adjustment Type
Functional Issues #3
Functional Issues #3 Other
Functional Issues #3 Adjustment
Functional Issues #3 Adjustment Type
Functional Issues #4
Functional Issues #4 Other
Functional Issues #4 Adjustment
Functional Issues #4 Adjustment Type
Disaster Mitigation #1
Disaster Mitigation #1 Other
Disaster Mitigation #1 Adjustment
Disaster Mitigation #1 Adjustment Type
Disaster Mitigation #2
Disaster Mitigation #2 Other
Disaster Mitigation #2 Adjustment
Disaster Mitigation #2 Adjustment Type
Disaster Mitigation #3
Disaster Mitigation #3 Other
Disaster Mitigation #3 Adjustment
Disaster Mitigation #3 Adjustment Type
Disaster Mitigation #4
Disaster Mitigation #4 Other
Disaster Mitigation #4 Adjustment
Disaster Mitigation #4 Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - Dwelling(s) (continued)

Heating #1
Heating #1 Other
Heating #1 Fuel
Heating #1 Fuel Other
Heating #1 Adjustment
Heating #1 Adjustment Type

Heating #2
Heating #2 Other
Heating #2 Fuel
Heating #2 Fuel Other
Heating #2 Adjustment
Heating #2 Adjustment Type

Heating #3
Heating #3 Other
Heating #3 Fuel
Heating #3 Fuel Other
Heating #3 Adjustment
Heating #3 Adjustment Type

Heating #4
Heating #4 Other
Heating #4 Fuel
Heating #4 Fuel Other
Heating #4 Adjustment
Heating #4 Adjustment Type

Is there Cooling in the Building?

Cooling #1
Cooling #1 Other
Cooling #1 Adjustment
Cooling #1 Adjustment Type

Cooling #2
Cooling #2 Other
Cooling #2 Adjustment
Cooling #2 Adjustment Type

Cooling #3
Cooling #3 Other
Cooling #3 Adjustment
Cooling #3 Adjustment Type

Cooling #4
Cooling #4 Other
Cooling #4 Adjustment
Cooling #4 Adjustment Type

Dwelling Additional Item #1 Label
Dwelling Additional Item #1
Dwelling Additional Item #1 Adjustment
Dwelling Additional Item #1 Adjustment Type

Dwelling Additional Item #2 Label
Dwelling Additional Item #2
Dwelling Additional Item #2 Adjustment
Dwelling Additional Item #2 Adjustment Type

Dwelling Additional Item #3 Label
Dwelling Additional Item #3
Dwelling Additional Item #3 Adjustment
Dwelling Additional Item #3 Adjustment Type

Appraisal Version Number

Fannie Mae | Freddie Mac
September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Dwelling(s)

PUMA Sample

Appraiser Reference ID

Comparable Property - Dwelling(s)

Number of Living Units Including ADUs

Year Built #1
Year Built #1 Is Year Built Estimated?
Year Built #1 Adjustment
Year Built #1 Adjustment Type

Year Built #2
Year Built #2 Is Year Built Estimated?
Year Built #2 Adjustment
Year Built #2 Adjustment Type

Year Built #3
Year Built #3 Is Year Built Estimated?
Year Built #3 Adjustment
Year Built #3 Adjustment Type

Year Built #4
Year Built #4 Is Year Built Estimated?
Year Built #4 Adjustment
Year Built #4 Adjustment Type

Structure Design
Structure Design Other
Structure Design Adjustment
Structure Design Adjustment Type

Gross Building Finished Area
Gross Building Finished Area Adjustment
Gross Building Finished Area Adjustment Type

Noncontinuous Finished Area
Noncontinuous Finished Area Adjustment
Noncontinuous Finished Area Adjustment Type

Townhouse End Unit
Townhouse End Unit Adjustment
Townhouse End Unit Adjustment Type

Townhouse Back to Back
Townhouse Back to Back Adjustment
Townhouse Back to Back Adjustment Type

Townhouse Units Above or Below
Townhouse Units Above or Below Adjustment
Townhouse Units Above or Below Adjustment Type

Townhouse Location
Townhouse Location Adjustment
Townhouse Location Adjustment Type

Construction Method #1
Construction Method #1 Other
Construction Method #1 Adjustment
Construction Method #1 Adjustment Type

Construction Method #2
Construction Method #2 Other
Construction Method #2 Adjustment
Construction Method #2 Adjustment Type

Construction Method #3
Construction Method #3 Other
Construction Method #3 Adjustment
Construction Method #3 Adjustment Type

Construction Method #4
Construction Method #4 Other
Construction Method #4 Adjustment
Construction Method #4 Adjustment Type

Manufactured Home Width
Manufactured Home Width Adjustment
Manufactured Home Width Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - Dwelling(s) (continued)
Dwelling Style
Dwelling Style Other
Dwelling Style Adjustment
Dwelling Style Adjustment Type
Total Dwelling Volume
Total Dwelling Volume Adjustment
Total Dwelling Volume Adjustment Type
Window Surface Area
Window Surface Area Adjustment
Window Surface Area Adjustment Type
Functional Issues #1
Functional Issues #1 Other
Functional Issues #1 Adjustment
Functional Issues #1 Adjustment Type
Functional Issues #2
Functional Issues #2 Other
Functional Issues #2 Adjustment
Functional Issues #2 Adjustment Type
Functional Issues #3
Functional Issues #3 Other
Functional Issues #3 Adjustment
Functional Issues #3 Adjustment Type
Functional Issues #4
Functional Issues #4 Other
Functional Issues #4 Adjustment
Functional Issues #4 Adjustment Type
Disaster Mitigation #1
Disaster Mitigation #1 Other
Disaster Mitigation #1 Adjustment
Disaster Mitigation #1 Adjustment Type
Disaster Mitigation #2
Disaster Mitigation #2 Other
Disaster Mitigation #2 Adjustment
Disaster Mitigation #2 Adjustment Type
Disaster Mitigation #3
Disaster Mitigation #3 Other
Disaster Mitigation #3 Adjustment
Disaster Mitigation #3 Adjustment Type
Disaster Mitigation #4
Disaster Mitigation #4 Other
Disaster Mitigation #4 Adjustment
Disaster Mitigation #4 Adjustment Type

PUMA Sample

Appraiser Reference ID

Comparable Property - Dwelling(s) (continued)

Heating #1
Heating #1 Other
Heating #1 Fuel
Heating #1 Fuel Other
Heating #1 Adjustment
Heating #1 Adjustment Type

Heating #2
Heating #2 Other
Heating #2 Fuel
Heating #2 Fuel Other
Heating #2 Adjustment
Heating #2 Adjustment Type

Heating #3
Heating #3 Other
Heating #3 Fuel
Heating #3 Fuel Other
Heating #3 Adjustment
Heating #3 Adjustment Type

Heating #4
Heating #4 Other
Heating #4 Fuel
Heating #4 Fuel Other
Heating #4 Adjustment
Heating #4 Adjustment Type

Is there Cooling in the Building?

Cooling #1
Cooling #1 Other
Cooling #1 Adjustment
Cooling #1 Adjustment Type

Cooling #2
Cooling #2 Other
Cooling #2 Adjustment
Cooling #2 Adjustment Type

Cooling #3
Cooling #3 Other
Cooling #3 Adjustment
Cooling #3 Adjustment Type

Cooling #4
Cooling #4 Other
Cooling #4 Adjustment
Cooling #4 Adjustment Type

Dwelling Additional Item #1 Label
Dwelling Additional Item #1
Dwelling Additional Item #1 Adjustment
Dwelling Additional Item #1 Adjustment Type

Dwelling Additional Item #2 Label
Dwelling Additional Item #2
Dwelling Additional Item #2 Adjustment
Dwelling Additional Item #2 Adjustment Type

Dwelling Additional Item #3 Label
Dwelling Additional Item #3
Dwelling Additional Item #3 Adjustment
Dwelling Additional Item #3 Adjustment Type

Appraisal Version Number

Fannie Mae | Freddie Mac
September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Energy Efficient

PUMA Sample	Appraiser Reference ID
Comparable Property - Energy Efficient and Green Features	
	Energy Efficient and Green Features Adjustment
	Energy Efficient and Green Features Adjustment Type
	Are There Known Renewable Energy Components?
	Renewable Energy Component #1
	Renewable Energy Component #1 Other
	Renewable Energy Component #2
	Renewable Energy Component #2 Other
	Renewable Energy Component #3
	Renewable Energy Component #3 Other
	Renewable Energy Component #4
	Renewable Energy Component #4 Other
	Are There Any Known Building Certifications?
	Building Certification #1 Name
	Building Certification #1 Rating
	Building Certification #2 Name
	Building Certification #2 Rating
	Building Certification #3 Name
	Building Certification #3 Rating
	Building Certification #4 Name
	Building Certification #4 Rating
	Do Any Components Have Known Efficiency Ratings?
	Efficiency Rating #1 Name
	Efficiency Rating #1 Score
	Efficiency Rating #2 Name
	Efficiency Rating #2 Score
	Efficiency Rating #3 Name
	Efficiency Rating #3 Score
	Efficiency Rating #4 Name
	Efficiency Rating #4 Score
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Energy Efficient

PUMA Sample	Appraiser Reference ID
Comparable Property - Energy Efficient and Green Features	
	Energy Efficient and Green Features Adjustment
	Energy Efficient and Green Features Adjustment Type
	Are There Known Renewable Energy Components?
	Renewable Energy Component #1
	Renewable Energy Component #1 Other
	Renewable Energy Component #2
	Renewable Energy Component #2 Other
	Renewable Energy Component #3
	Renewable Energy Component #3 Other
	Renewable Energy Component #4
	Renewable Energy Component #4 Other
	Are There Any Known Building Certifications?
	Building Certification #1 Name
	Building Certification #1 Rating
	Building Certification #2 Name
	Building Certification #2 Rating
	Building Certification #3 Name
	Building Certification #3 Rating
	Building Certification #4 Name
	Building Certification #4 Rating
	Do Any Components Have Known Efficiency Ratings?
	Efficiency Rating #1 Name
	Efficiency Rating #1 Score
	Efficiency Rating #2 Name
	Efficiency Rating #2 Score
	Efficiency Rating #3 Name
	Efficiency Rating #3 Score
	Efficiency Rating #4 Name
	Efficiency Rating #4 Score
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Energy Efficient

PUMA Sample	Appraiser Reference ID
Comparable Property - Energy Efficient and Green Features	
	Energy Efficient and Green Features Adjustment
	Energy Efficient and Green Features Adjustment Type
	Are There Known Renewable Energy Components?
	Renewable Energy Component #1
	Renewable Energy Component #1 Other
	Renewable Energy Component #2
	Renewable Energy Component #2 Other
	Renewable Energy Component #3
	Renewable Energy Component #3 Other
	Renewable Energy Component #4
	Renewable Energy Component #4 Other
	Are There Any Known Building Certifications?
	Building Certification #1 Name
	Building Certification #1 Rating
	Building Certification #2 Name
	Building Certification #2 Rating
	Building Certification #3 Name
	Building Certification #3 Rating
	Building Certification #4 Name
	Building Certification #4 Rating
	Do Any Components Have Known Efficiency Ratings?
	Efficiency Rating #1 Name
	Efficiency Rating #1 Score
	Efficiency Rating #2 Name
	Efficiency Rating #2 Score
	Efficiency Rating #3 Name
	Efficiency Rating #3 Score
	Efficiency Rating #4 Name
	Efficiency Rating #4 Score
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Unit %NUM2%

PUMA Sample

Appraiser Reference ID

Comparable Property - Unit(s)
Structure ID
Unit ID
ADU
Location of ADU
Outbuilding Type
Outbuilding Type Other
Location of ADU Adjustment
Location of ADU Adjustment Type
Floor Number
Floor Number Adjustment
Floor Number Adjustment Type
Corner Unit
Corner Unit Adjustment
Corner Unit Adjustment Type
Levels in Unit
Levels in Unit Adjustment
Levels in Unit Adjustment Type
Bedrooms
Bedrooms Adjustment
Bedrooms Adjustment Type
Baths - Full
Baths - Half
Baths - Adjustment
Baths - Adjustment Type
Finished Area Above Grade
Finished Area Above Grade Adjustment
Finished Area Above Grade Adjustment Type
Finished Area Above Grade (Nonstandard)
Finished Area Above Grade (Nonstandard) Adjustment
Finished Area Above Grade (Nonstandard) Adjustment Type
Unfinished Area Above Grade
Unfinished Area Above Grade Adjustment
Unfinished Area Above Grade Adjustment Type
Finished Area Below Grade
Finished Area Below Grade Adjustment
Finished Area Below Grade Adjustment Type
Finished Area Below Grade (Nonstandard)
Finished Area Below Grade (Nonstandard) Adjustment
Finished Area Below Grade (Nonstandard) Adjustment Type
Unfinished Area Below Grade
Unfinished Area Below Grade Adjustment
Unfinished Area Below Grade Adjustment Type
Features for Individuals w/Disabilities #1
Features for Individuals w/Disabilities #1 Other
Features for Individuals w/Disabilities #1 Adjustment
Features for Individuals w/Disabilities #1 Adjustment Type
Features for Individuals w/Disabilities #2
Features for Individuals w/Disabilities #2 Other
Features for Individuals w/Disabilities #2 Adjustment
Features for Individuals w/Disabilities #2 Adjustment Type
Features for Individuals w/Disabilities #3
Features for Individuals w/Disabilities #3 Other
Features for Individuals w/Disabilities #3 Adjustment
Features for Individuals w/Disabilities #3 Adjustment Type
Features for Individuals w/Disabilities #4
Features for Individuals w/Disabilities #4 Other
Features for Individuals w/Disabilities #4 Adjustment
Features for Individuals w/Disabilities #4 Adjustment Type

PUMA Sample	Appraiser Reference ID
Comparable Property - Unit(s) (continued)	
	Additional Item #1 Label
	Additional Item #1
	Additional Item #1 Adjustment
	Additional Item #1 Adjustment Type
	Additional Item #2 Label
	Additional Item #2
	Additional Item #2 Adjustment
	Additional Item #2 Adjustment Type
	Additional Item #3 Label
	Additional Item #3
	Additional Item #3 Adjustment
	Additional Item #3 Adjustment Type
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Unit %NUM2%

PUMA Sample

Appraiser Reference ID

Comparable Property - Unit(s)
Structure ID
Unit ID
ADU
Location of ADU
Outbuilding Type
Outbuilding Type Other
Location of ADU Adjustment
Location of ADU Adjustment Type
Floor Number
Floor Number Adjustment
Floor Number Adjustment Type
Corner Unit
Corner Unit Adjustment
Corner Unit Adjustment Type
Levels in Unit
Levels in Unit Adjustment
Levels in Unit Adjustment Type
Bedrooms
Bedrooms Adjustment
Bedrooms Adjustment Type
Baths - Full
Baths - Half
Baths - Adjustment
Baths - Adjustment Type
Finished Area Above Grade
Finished Area Above Grade Adjustment
Finished Area Above Grade Adjustment Type
Finished Area Above Grade (Nonstandard)
Finished Area Above Grade (Nonstandard) Adjustment
Finished Area Above Grade (Nonstandard) Adjustment Type
Unfinished Area Above Grade
Unfinished Area Above Grade Adjustment
Unfinished Area Above Grade Adjustment Type
Finished Area Below Grade
Finished Area Below Grade Adjustment
Finished Area Below Grade Adjustment Type
Finished Area Below Grade (Nonstandard)
Finished Area Below Grade (Nonstandard) Adjustment
Finished Area Below Grade (Nonstandard) Adjustment Type
Unfinished Area Below Grade
Unfinished Area Below Grade Adjustment
Unfinished Area Below Grade Adjustment Type
Features for Individuals w/Disabilities #1
Features for Individuals w/Disabilities #1 Other
Features for Individuals w/Disabilities #1 Adjustment
Features for Individuals w/Disabilities #1 Adjustment Type
Features for Individuals w/Disabilities #2
Features for Individuals w/Disabilities #2 Other
Features for Individuals w/Disabilities #2 Adjustment
Features for Individuals w/Disabilities #2 Adjustment Type
Features for Individuals w/Disabilities #3
Features for Individuals w/Disabilities #3 Other
Features for Individuals w/Disabilities #3 Adjustment
Features for Individuals w/Disabilities #3 Adjustment Type
Features for Individuals w/Disabilities #4
Features for Individuals w/Disabilities #4 Other
Features for Individuals w/Disabilities #4 Adjustment
Features for Individuals w/Disabilities #4 Adjustment Type

PUMA Sample	Appraiser Reference ID
Comparable Property - Unit(s) (continued)	
	Additional Item #1 Label
	Additional Item #1
	Additional Item #1 Adjustment
	Additional Item #1 Adjustment Type
	Additional Item #2 Label
	Additional Item #2
	Additional Item #2 Adjustment
	Additional Item #2 Adjustment Type
	Additional Item #3 Label
	Additional Item #3
	Additional Item #3 Adjustment
	Additional Item #3 Adjustment Type
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Unit %NUM2%

PUMA Sample

Appraiser Reference ID

Comparable Property - Unit(s)
Structure ID
Unit ID
ADU
Location of ADU
Outbuilding Type
Outbuilding Type Other
Location of ADU Adjustment
Location of ADU Adjustment Type
Floor Number
Floor Number Adjustment
Floor Number Adjustment Type
Corner Unit
Corner Unit Adjustment
Corner Unit Adjustment Type
Levels in Unit
Levels in Unit Adjustment
Levels in Unit Adjustment Type
Bedrooms
Bedrooms Adjustment
Bedrooms Adjustment Type
Baths - Full
Baths - Half
Baths - Adjustment
Baths - Adjustment Type
Finished Area Above Grade
Finished Area Above Grade Adjustment
Finished Area Above Grade Adjustment Type
Finished Area Above Grade (Nonstandard)
Finished Area Above Grade (Nonstandard) Adjustment
Finished Area Above Grade (Nonstandard) Adjustment Type
Unfinished Area Above Grade
Unfinished Area Above Grade Adjustment
Unfinished Area Above Grade Adjustment Type
Finished Area Below Grade
Finished Area Below Grade Adjustment
Finished Area Below Grade Adjustment Type
Finished Area Below Grade (Nonstandard)
Finished Area Below Grade (Nonstandard) Adjustment
Finished Area Below Grade (Nonstandard) Adjustment Type
Unfinished Area Below Grade
Unfinished Area Below Grade Adjustment
Unfinished Area Below Grade Adjustment Type
Features for Individuals w/Disabilities #1
Features for Individuals w/Disabilities #1 Other
Features for Individuals w/Disabilities #1 Adjustment
Features for Individuals w/Disabilities #1 Adjustment Type
Features for Individuals w/Disabilities #2
Features for Individuals w/Disabilities #2 Other
Features for Individuals w/Disabilities #2 Adjustment
Features for Individuals w/Disabilities #2 Adjustment Type
Features for Individuals w/Disabilities #3
Features for Individuals w/Disabilities #3 Other
Features for Individuals w/Disabilities #3 Adjustment
Features for Individuals w/Disabilities #3 Adjustment Type
Features for Individuals w/Disabilities #4
Features for Individuals w/Disabilities #4 Other
Features for Individuals w/Disabilities #4 Adjustment
Features for Individuals w/Disabilities #4 Adjustment Type

PUMA Sample	Appraiser Reference ID
Comparable Property - Unit(s) (continued)	
	Additional Item #1 Label
	Additional Item #1
	Additional Item #1 Adjustment
	Additional Item #1 Adjustment Type
	Additional Item #2 Label
	Additional Item #2
	Additional Item #2 Adjustment
	Additional Item #2 Adjustment Type
	Additional Item #3 Label
	Additional Item #3
	Additional Item #3 Adjustment
	Additional Item #3 Adjustment Type
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Unit %NUM2%

PUMA Sample

Appraiser Reference ID

Comparable Property - Unit(s)
Structure ID
Unit ID
ADU
Location of ADU
Outbuilding Type
Outbuilding Type Other
Location of ADU Adjustment
Location of ADU Adjustment Type
Floor Number
Floor Number Adjustment
Floor Number Adjustment Type
Corner Unit
Corner Unit Adjustment
Corner Unit Adjustment Type
Levels in Unit
Levels in Unit Adjustment
Levels in Unit Adjustment Type
Bedrooms
Bedrooms Adjustment
Bedrooms Adjustment Type
Baths - Full
Baths - Half
Baths - Adjustment
Baths - Adjustment Type
Finished Area Above Grade
Finished Area Above Grade Adjustment
Finished Area Above Grade Adjustment Type
Finished Area Above Grade (Nonstandard)
Finished Area Above Grade (Nonstandard) Adjustment
Finished Area Above Grade (Nonstandard) Adjustment Type
Unfinished Area Above Grade
Unfinished Area Above Grade Adjustment
Unfinished Area Above Grade Adjustment Type
Finished Area Below Grade
Finished Area Below Grade Adjustment
Finished Area Below Grade Adjustment Type
Finished Area Below Grade (Nonstandard)
Finished Area Below Grade (Nonstandard) Adjustment
Finished Area Below Grade (Nonstandard) Adjustment Type
Unfinished Area Below Grade
Unfinished Area Below Grade Adjustment
Unfinished Area Below Grade Adjustment Type
Features for Individuals w/Disabilities #1
Features for Individuals w/Disabilities #1 Other
Features for Individuals w/Disabilities #1 Adjustment
Features for Individuals w/Disabilities #1 Adjustment Type
Features for Individuals w/Disabilities #2
Features for Individuals w/Disabilities #2 Other
Features for Individuals w/Disabilities #2 Adjustment
Features for Individuals w/Disabilities #2 Adjustment Type
Features for Individuals w/Disabilities #3
Features for Individuals w/Disabilities #3 Other
Features for Individuals w/Disabilities #3 Adjustment
Features for Individuals w/Disabilities #3 Adjustment Type
Features for Individuals w/Disabilities #4
Features for Individuals w/Disabilities #4 Other
Features for Individuals w/Disabilities #4 Adjustment
Features for Individuals w/Disabilities #4 Adjustment Type

PUMA Sample	Appraiser Reference ID
Comparable Property - Unit(s) (continued)	
	Additional Item #1 Label
	Additional Item #1
	Additional Item #1 Adjustment
	Additional Item #1 Adjustment Type
	Additional Item #2 Label
	Additional Item #2
	Additional Item #2 Adjustment
	Additional Item #2 Adjustment Type
	Additional Item #3 Label
	Additional Item #3
	Additional Item #3 Adjustment
	Additional Item #3 Adjustment Type
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Unit %NUM2%

PUMA Sample

Appraiser Reference ID

Comparable Property - Unit(s)
Structure ID
Unit ID
ADU
Location of ADU
Outbuilding Type
Outbuilding Type Other
Location of ADU Adjustment
Location of ADU Adjustment Type
Floor Number
Floor Number Adjustment
Floor Number Adjustment Type
Corner Unit
Corner Unit Adjustment
Corner Unit Adjustment Type
Levels in Unit
Levels in Unit Adjustment
Levels in Unit Adjustment Type
Bedrooms
Bedrooms Adjustment
Bedrooms Adjustment Type
Baths - Full
Baths - Half
Baths - Adjustment
Baths - Adjustment Type
Finished Area Above Grade
Finished Area Above Grade Adjustment
Finished Area Above Grade Adjustment Type
Finished Area Above Grade (Nonstandard)
Finished Area Above Grade (Nonstandard) Adjustment
Finished Area Above Grade (Nonstandard) Adjustment Type
Unfinished Area Above Grade
Unfinished Area Above Grade Adjustment
Unfinished Area Above Grade Adjustment Type
Finished Area Below Grade
Finished Area Below Grade Adjustment
Finished Area Below Grade Adjustment Type
Finished Area Below Grade (Nonstandard)
Finished Area Below Grade (Nonstandard) Adjustment
Finished Area Below Grade (Nonstandard) Adjustment Type
Unfinished Area Below Grade
Unfinished Area Below Grade Adjustment
Unfinished Area Below Grade Adjustment Type
Features for Individuals w/Disabilities #1
Features for Individuals w/Disabilities #1 Other
Features for Individuals w/Disabilities #1 Adjustment
Features for Individuals w/Disabilities #1 Adjustment Type
Features for Individuals w/Disabilities #2
Features for Individuals w/Disabilities #2 Other
Features for Individuals w/Disabilities #2 Adjustment
Features for Individuals w/Disabilities #2 Adjustment Type
Features for Individuals w/Disabilities #3
Features for Individuals w/Disabilities #3 Other
Features for Individuals w/Disabilities #3 Adjustment
Features for Individuals w/Disabilities #3 Adjustment Type
Features for Individuals w/Disabilities #4
Features for Individuals w/Disabilities #4 Other
Features for Individuals w/Disabilities #4 Adjustment
Features for Individuals w/Disabilities #4 Adjustment Type

PUMA Sample	Appraiser Reference ID
Comparable Property - Unit(s) (continued)	
	Additional Item #1 Label
	Additional Item #1
	Additional Item #1 Adjustment
	Additional Item #1 Adjustment Type
	Additional Item #2 Label
	Additional Item #2
	Additional Item #2 Adjustment
	Additional Item #2 Adjustment Type
	Additional Item #3 Label
	Additional Item #3
	Additional Item #3 Adjustment
	Additional Item #3 Adjustment Type
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Unit %NUM2%

PUMA Sample

Appraiser Reference ID

Comparable Property - Unit(s)
Structure ID
Unit ID
ADU
Location of ADU
Outbuilding Type
Outbuilding Type Other
Location of ADU Adjustment
Location of ADU Adjustment Type
Floor Number
Floor Number Adjustment
Floor Number Adjustment Type
Corner Unit
Corner Unit Adjustment
Corner Unit Adjustment Type
Levels in Unit
Levels in Unit Adjustment
Levels in Unit Adjustment Type
Bedrooms
Bedrooms Adjustment
Bedrooms Adjustment Type
Baths - Full
Baths - Half
Baths - Adjustment
Baths - Adjustment Type
Finished Area Above Grade
Finished Area Above Grade Adjustment
Finished Area Above Grade Adjustment Type
Finished Area Above Grade (Nonstandard)
Finished Area Above Grade (Nonstandard) Adjustment
Finished Area Above Grade (Nonstandard) Adjustment Type
Unfinished Area Above Grade
Unfinished Area Above Grade Adjustment
Unfinished Area Above Grade Adjustment Type
Finished Area Below Grade
Finished Area Below Grade Adjustment
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Finished Area Below Grade (Nonstandard)
Finished Area Below Grade (Nonstandard) Adjustment
Finished Area Below Grade (Nonstandard) Adjustment Type
Unfinished Area Below Grade
Unfinished Area Below Grade Adjustment
Unfinished Area Below Grade Adjustment Type
Features for Individuals w/Disabilities #1
Features for Individuals w/Disabilities #1 Other
Features for Individuals w/Disabilities #1 Adjustment
Features for Individuals w/Disabilities #1 Adjustment Type
Features for Individuals w/Disabilities #2
Features for Individuals w/Disabilities #2 Other
Features for Individuals w/Disabilities #2 Adjustment
Features for Individuals w/Disabilities #2 Adjustment Type
Features for Individuals w/Disabilities #3
Features for Individuals w/Disabilities #3 Other
Features for Individuals w/Disabilities #3 Adjustment
Features for Individuals w/Disabilities #3 Adjustment Type
Features for Individuals w/Disabilities #4
Features for Individuals w/Disabilities #4 Other
Features for Individuals w/Disabilities #4 Adjustment
Features for Individuals w/Disabilities #4 Adjustment Type

PUMA Sample	Appraiser Reference ID
Comparable Property - Unit(s) (continued)	
	Additional Item #1 Label
	Additional Item #1
	Additional Item #1 Adjustment
	Additional Item #1 Adjustment Type
	Additional Item #2 Label
	Additional Item #2
	Additional Item #2 Adjustment
	Additional Item #2 Adjustment Type
	Additional Item #3 Label
	Additional Item #3
	Additional Item #3 Adjustment
	Additional Item #3 Adjustment Type
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Building %NUM2% - Exter

PUMA Sample

Appraiser Reference ID

Comparable Property - Exterior Quality and Condition

Structure ID

Quality

Quality

Exterior Walls and Trim #1
Exterior Walls and Trim #1 Other
Exterior Walls and Trim #2
Exterior Walls and Trim #2 Other
Exterior Walls and Trim #3
Exterior Walls and Trim #3 Other
Exterior Walls and Trim #4
Exterior Walls and Trim #4 Other

Foundation Accessible For Observation?
Foundation Visual Observation Completed?

Foundation #1
Foundation #1 Other
Foundation #1 Material
Foundation #1 Material Other
Foundation #2
Foundation #2 Other
Foundation #2 Material
Foundation #2 Material Other
Foundation #3
Foundation #3 Other
Foundation #3 Material
Foundation #3 Material Other
Foundation #4
Foundation #4 Other
Foundation #4 Material
Foundation #4 Material Other

Roof #1
Roof #1 Other
Roof #2
Roof #2 Other
Roof #3
Roof #3 Other
Roof #4
Roof #4 Other

Windows

Quality Additional Item #1 Label
Quality Additional Item #1
Quality Additional Item #2 Label
Quality Additional Item #2
Quality Additional Item #3 Label
Quality Additional Item #3

Condition

Condition

Exterior Walls and Trim
Foundation
Is Roof Observable
Roof
Roof Age
Windows

Condition Additional Item #1 Label
Condition Additional Item #1
Condition Additional Item #2 Label
Condition Additional Item #2
Condition Additional Item #3 Label
Condition Additional Item #3

Appraisal Version Number

Fannie Mae | Freddie Mac
September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Building %NUM2% - Exter

PUMA Sample

Appraiser Reference ID

Comparable Property - Exterior Quality and Condition

Structure ID

Quality

Quality

Exterior Walls and Trim #1
Exterior Walls and Trim #1 Other
Exterior Walls and Trim #2
Exterior Walls and Trim #2 Other
Exterior Walls and Trim #3
Exterior Walls and Trim #3 Other
Exterior Walls and Trim #4
Exterior Walls and Trim #4 Other

Foundation Accessible For Observation?
Foundation Visual Observation Completed?

Foundation #1
Foundation #1 Other
Foundation #1 Material
Foundation #1 Material Other
Foundation #2
Foundation #2 Other
Foundation #2 Material
Foundation #2 Material Other
Foundation #3
Foundation #3 Other
Foundation #3 Material
Foundation #3 Material Other
Foundation #4
Foundation #4 Other
Foundation #4 Material
Foundation #4 Material Other

Roof #1
Roof #1 Other
Roof #2
Roof #2 Other
Roof #3
Roof #3 Other
Roof #4
Roof #4 Other

Windows

Quality Additional Item #1 Label
Quality Additional Item #1
Quality Additional Item #2 Label
Quality Additional Item #2
Quality Additional Item #3 Label
Quality Additional Item #3

Condition

Condition

Exterior Walls and Trim
Foundation
Is Roof Observable
Roof
Roof Age
Windows

Condition Additional Item #1 Label
Condition Additional Item #1
Condition Additional Item #2 Label
Condition Additional Item #2
Condition Additional Item #3 Label
Condition Additional Item #3

Appraisal Version Number

Fannie Mae | Freddie Mac
September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Building %NUM2% - Exter

PUMA Sample

Appraiser Reference ID

Comparable Property - Exterior Quality and Condition

Structure ID

Quality

Quality

Exterior Walls and Trim #1
Exterior Walls and Trim #1 Other
Exterior Walls and Trim #2
Exterior Walls and Trim #2 Other
Exterior Walls and Trim #3
Exterior Walls and Trim #3 Other
Exterior Walls and Trim #4
Exterior Walls and Trim #4 Other

Foundation Accessible For Observation?
Foundation Visual Observation Completed?

Foundation #1
Foundation #1 Other
Foundation #1 Material
Foundation #1 Material Other
Foundation #2
Foundation #2 Other
Foundation #2 Material
Foundation #2 Material Other
Foundation #3
Foundation #3 Other
Foundation #3 Material
Foundation #3 Material Other
Foundation #4
Foundation #4 Other
Foundation #4 Material
Foundation #4 Material Other

Roof #1
Roof #1 Other
Roof #2
Roof #2 Other
Roof #3
Roof #3 Other
Roof #4
Roof #4 Other

Windows

Quality Additional Item #1 Label
Quality Additional Item #1
Quality Additional Item #2 Label
Quality Additional Item #2
Quality Additional Item #3 Label
Quality Additional Item #3

Condition

Condition

Exterior Walls and Trim
Foundation
Is Roof Observable
Roof
Roof Age
Windows

Condition Additional Item #1 Label
Condition Additional Item #1
Condition Additional Item #2 Label
Condition Additional Item #2
Condition Additional Item #3 Label
Condition Additional Item #3

Appraisal Version Number

Fannie Mae | Freddie Mac
September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Building %NUM2% - Exter

PUMA Sample

Appraiser Reference ID

Comparable Property - Exterior Quality and Condition

Structure ID

Quality

Quality

Exterior Walls and Trim #1
Exterior Walls and Trim #1 Other
Exterior Walls and Trim #2
Exterior Walls and Trim #2 Other
Exterior Walls and Trim #3
Exterior Walls and Trim #3 Other
Exterior Walls and Trim #4
Exterior Walls and Trim #4 Other

Foundation Accessible For Observation?
Foundation Visual Observation Completed?

Foundation #1
Foundation #1 Other
Foundation #1 Material
Foundation #1 Material Other
Foundation #2
Foundation #2 Other
Foundation #2 Material
Foundation #2 Material Other
Foundation #3
Foundation #3 Other
Foundation #3 Material
Foundation #3 Material Other
Foundation #4
Foundation #4 Other
Foundation #4 Material
Foundation #4 Material Other

Roof #1
Roof #1 Other
Roof #2
Roof #2 Other
Roof #3
Roof #3 Other
Roof #4
Roof #4 Other

Windows

Quality Additional Item #1 Label
Quality Additional Item #1
Quality Additional Item #2 Label
Quality Additional Item #2
Quality Additional Item #3 Label
Quality Additional Item #3

Condition

Condition

Exterior Walls and Trim
Foundation
Is Roof Observable
Roof
Roof Age
Windows

Condition Additional Item #1 Label
Condition Additional Item #1
Condition Additional Item #2 Label
Condition Additional Item #2
Condition Additional Item #3 Label
Condition Additional Item #3

Appraisal Version Number

Fannie Mae | Freddie Mac
September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Building %NUM2% - Exter

PUMA Sample

Appraiser Reference ID

Comparable Property - Exterior Quality and Condition

Structure ID

Quality

Quality

Exterior Walls and Trim #1
Exterior Walls and Trim #1 Other
Exterior Walls and Trim #2
Exterior Walls and Trim #2 Other
Exterior Walls and Trim #3
Exterior Walls and Trim #3 Other
Exterior Walls and Trim #4
Exterior Walls and Trim #4 Other

Foundation Accessible For Observation?
Foundation Visual Observation Completed?

Foundation #1
Foundation #1 Other
Foundation #1 Material
Foundation #1 Material Other
Foundation #2
Foundation #2 Other
Foundation #2 Material
Foundation #2 Material Other
Foundation #3
Foundation #3 Other
Foundation #3 Material
Foundation #3 Material Other
Foundation #4
Foundation #4 Other
Foundation #4 Material
Foundation #4 Material Other

Roof #1
Roof #1 Other
Roof #2
Roof #2 Other
Roof #3
Roof #3 Other
Roof #4
Roof #4 Other

Windows

Quality Additional Item #1 Label
Quality Additional Item #1
Quality Additional Item #2 Label
Quality Additional Item #2
Quality Additional Item #3 Label
Quality Additional Item #3

Condition

Condition

Exterior Walls and Trim
Foundation
Is Roof Observable
Roof
Roof Age
Windows

Condition Additional Item #1 Label
Condition Additional Item #1
Condition Additional Item #2 Label
Condition Additional Item #2
Condition Additional Item #3 Label
Condition Additional Item #3

Appraisal Version Number

Fannie Mae | Freddie Mac
September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Building %NUM2% - Exter

PUMA Sample

Appraiser Reference ID

Comparable Property - Exterior Quality and Condition

Structure ID

Quality

Quality

Exterior Walls and Trim #1
Exterior Walls and Trim #1 Other
Exterior Walls and Trim #2
Exterior Walls and Trim #2 Other
Exterior Walls and Trim #3
Exterior Walls and Trim #3 Other
Exterior Walls and Trim #4
Exterior Walls and Trim #4 Other

Foundation Accessible For Observation?
Foundation Visual Observation Completed?

Foundation #1
Foundation #1 Other
Foundation #1 Material
Foundation #1 Material Other
Foundation #2
Foundation #2 Other
Foundation #2 Material
Foundation #2 Material Other
Foundation #3
Foundation #3 Other
Foundation #3 Material
Foundation #3 Material Other
Foundation #4
Foundation #4 Other
Foundation #4 Material
Foundation #4 Material Other

Roof #1
Roof #1 Other
Roof #2
Roof #2 Other
Roof #3
Roof #3 Other
Roof #4
Roof #4 Other

Windows

Quality Additional Item #1 Label
Quality Additional Item #1
Quality Additional Item #2 Label
Quality Additional Item #2
Quality Additional Item #3 Label
Quality Additional Item #3

Condition

Condition

Exterior Walls and Trim
Foundation
Is Roof Observable
Roof
Roof Age
Windows

Condition Additional Item #1 Label
Condition Additional Item #1
Condition Additional Item #2 Label
Condition Additional Item #2
Condition Additional Item #3 Label
Condition Additional Item #3

Appraisal Version Number

Fannie Mae | Freddie Mac
September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Building/Unit %NUM2% -

PUMA Sample	Appraiser Reference ID
Comparable Property - Interior Quality and Condition	
	Structure ID
	Unit ID
Quality	
	Quality
	Kitchen
	Overall Bathrooms
	Overall Flooring
	Walls and Ceiling
	Other Feature #1 Label
	Other Feature #1
	Other Feature #2 Label
	Other Feature #2
	Other Feature #3 Label
	Other Feature #3
	Other Feature #4 Label
	Other Feature #4
Condition	
	Condition
	Kitchen
	Kitchen Update Status
	Overall Bathrooms
	Overall Bathrooms Update Status
	Overall Flooring
	Overall Flooring Update Status
	Walls and Ceiling
	Walls and Ceiling Update Status
	Other Feature #1 Label
	Other Feature #1
	Other Feature #1 Update Status
	Other Feature #2 Label
	Other Feature #2
	Other Feature #2 Update Status
	Other Feature #3 Label
	Other Feature #3
	Other Feature #3 Update Status
	Other Feature #4 Label
	Other Feature #4
	Other Feature #4 Update Status
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Building/Unit %NUM2% -

PUMA Sample	Appraiser Reference ID
Comparable Property - Interior Quality and Condition	
	Structure ID
	Unit ID
Quality	
	Quality
	Kitchen
	Overall Bathrooms
	Overall Flooring
	Walls and Ceiling
	Other Feature #1 Label
	Other Feature #1
	Other Feature #2 Label
	Other Feature #2
	Other Feature #3 Label
	Other Feature #3
	Other Feature #4 Label
	Other Feature #4
Condition	
	Condition
	Kitchen
	Kitchen Update Status
	Overall Bathrooms
	Overall Bathrooms Update Status
	Overall Flooring
	Overall Flooring Update Status
	Walls and Ceiling
	Walls and Ceiling Update Status
	Other Feature #1 Label
	Other Feature #1
	Other Feature #1 Update Status
	Other Feature #2 Label
	Other Feature #2
	Other Feature #2 Update Status
	Other Feature #3 Label
	Other Feature #3
	Other Feature #3 Update Status
	Other Feature #4 Label
	Other Feature #4
	Other Feature #4 Update Status
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Building/Unit %NUM2% -

PUMA Sample	Appraiser Reference ID
Comparable Property - Interior Quality and Condition	
	Structure ID
	Unit ID
Quality	
	Quality
	Kitchen
	Overall Bathrooms
	Overall Flooring
	Walls and Ceiling
	Other Feature #1 Label
	Other Feature #1
	Other Feature #2 Label
	Other Feature #2
	Other Feature #3 Label
	Other Feature #3
	Other Feature #4 Label
	Other Feature #4
Condition	
	Condition
	Kitchen
	Kitchen Update Status
	Overall Bathrooms
	Overall Bathrooms Update Status
	Overall Flooring
	Overall Flooring Update Status
	Walls and Ceiling
	Walls and Ceiling Update Status
	Other Feature #1 Label
	Other Feature #1
	Other Feature #1 Update Status
	Other Feature #2 Label
	Other Feature #2
	Other Feature #2 Update Status
	Other Feature #3 Label
	Other Feature #3
	Other Feature #3 Update Status
	Other Feature #4 Label
	Other Feature #4
	Other Feature #4 Update Status
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Building/Unit %NUM2% -

PUMA Sample	Appraiser Reference ID
Comparable Property - Interior Quality and Condition	
	Structure ID
	Unit ID
Quality	
	Quality
	Kitchen
	Overall Bathrooms
	Overall Flooring
	Walls and Ceiling
	Other Feature #1 Label
	Other Feature #1
	Other Feature #2 Label
	Other Feature #2
	Other Feature #3 Label
	Other Feature #3
	Other Feature #4 Label
	Other Feature #4
Condition	
	Condition
	Kitchen
	Kitchen Update Status
	Overall Bathrooms
	Overall Bathrooms Update Status
	Overall Flooring
	Overall Flooring Update Status
	Walls and Ceiling
	Walls and Ceiling Update Status
	Other Feature #1 Label
	Other Feature #1
	Other Feature #1 Update Status
	Other Feature #2 Label
	Other Feature #2
	Other Feature #2 Update Status
	Other Feature #3 Label
	Other Feature #3
	Other Feature #3 Update Status
	Other Feature #4 Label
	Other Feature #4
	Other Feature #4 Update Status
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Building/Unit %NUM2% -

PUMA Sample	Appraiser Reference ID
Comparable Property - Interior Quality and Condition	
	Structure ID
	Unit ID
Quality	
	Quality
	Kitchen
	Overall Bathrooms
	Overall Flooring
	Walls and Ceiling
	Other Feature #1 Label
	Other Feature #1
	Other Feature #2 Label
	Other Feature #2
	Other Feature #3 Label
	Other Feature #3
	Other Feature #4 Label
	Other Feature #4
Condition	
	Condition
	Kitchen
	Kitchen Update Status
	Overall Bathrooms
	Overall Bathrooms Update Status
	Overall Flooring
	Overall Flooring Update Status
	Walls and Ceiling
	Walls and Ceiling Update Status
	Other Feature #1 Label
	Other Feature #1
	Other Feature #1 Update Status
	Other Feature #2 Label
	Other Feature #2
	Other Feature #2 Update Status
	Other Feature #3 Label
	Other Feature #3
	Other Feature #3 Update Status
	Other Feature #4 Label
	Other Feature #4
	Other Feature #4 Update Status
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Building/Unit %NUM2% -

PUMA Sample	Appraiser Reference ID
Comparable Property - Interior Quality and Condition	
	Structure ID
	Unit ID
Quality	
	Quality
	Kitchen
	Overall Bathrooms
	Overall Flooring
	Walls and Ceiling
	Other Feature #1 Label
	Other Feature #1
	Other Feature #2 Label
	Other Feature #2
	Other Feature #3 Label
	Other Feature #3
	Other Feature #4 Label
	Other Feature #4
Condition	
	Condition
	Kitchen
	Kitchen Update Status
	Overall Bathrooms
	Overall Bathrooms Update Status
	Overall Flooring
	Overall Flooring Update Status
	Walls and Ceiling
	Walls and Ceiling Update Status
	Other Feature #1 Label
	Other Feature #1
	Other Feature #1 Update Status
	Other Feature #2 Label
	Other Feature #2
	Other Feature #2 Update Status
	Other Feature #3 Label
	Other Feature #3
	Other Feature #3 Update Status
	Other Feature #4 Label
	Other Feature #4
	Other Feature #4 Update Status
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - ADU Interior Quality an

PUMA Sample

Appraiser Reference ID

Comparable Property - ADU Interior Quality and Condition
Location of ADU
Outbuilding Type
Outbuilding Type Other
Quality
Quality
Kitchen
Overall Bathrooms
Overall Flooring
Walls and Ceiling
Other Feature #1 Label
Other Feature #1
Other Feature #2 Label
Other Feature #2
Other Feature #3 Label
Other Feature #3
Other Feature #4 Label
Other Feature #4
Condition
Condition
Kitchen
Kitchen Update Status
Overall Bathrooms
Overall Bathrooms Update Status
Overall Flooring
Overall Flooring Update Status
Walls and Ceiling
Walls and Ceiling Update Status
Other Feature #1 Label
Other Feature #1
Other Feature #1 Update Status
Other Feature #2 Label
Other Feature #2
Other Feature #2 Update Status
Other Feature #3 Label
Other Feature #3
Other Feature #3 Update Status
Other Feature #4 Label
Other Feature #4
Other Feature #4 Update Status
Appraisal Version Number
Fannie Mae | Freddie Mac
September 2024
PUMA Sample
Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - ADU Interior Quality an

PUMA Sample

Appraiser Reference ID

Comparable Property - ADU Interior Quality and Condition
Location of ADU
Outbuilding Type
Outbuilding Type Other
Quality
Quality
Kitchen
Overall Bathrooms
Overall Flooring
Walls and Ceiling
Other Feature #1 Label
Other Feature #1
Other Feature #2 Label
Other Feature #2
Other Feature #3 Label
Other Feature #3
Other Feature #4 Label
Other Feature #4
Condition
Condition
Kitchen
Kitchen Update Status
Overall Bathrooms
Overall Bathrooms Update Status
Overall Flooring
Overall Flooring Update Status
Walls and Ceiling
Walls and Ceiling Update Status
Other Feature #1 Label
Other Feature #1
Other Feature #1 Update Status
Other Feature #2 Label
Other Feature #2
Other Feature #2 Update Status
Other Feature #3 Label
Other Feature #3
Other Feature #3 Update Status
Other Feature #4 Label
Other Feature #4
Other Feature #4 Update Status
Appraisal Version Number
Fannie Mae | Freddie Mac
September 2024
PUMA Sample
Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - ADU Interior Quality an

PUMA Sample

Appraiser Reference ID

Comparable Property - ADU Interior Quality and Condition
Location of ADU
Outbuilding Type
Outbuilding Type Other
Quality
Quality
Kitchen
Overall Bathrooms
Overall Flooring
Walls and Ceiling
Other Feature #1 Label
Other Feature #1
Other Feature #2 Label
Other Feature #2
Other Feature #3 Label
Other Feature #3
Other Feature #4 Label
Other Feature #4
Condition
Condition
Kitchen
Kitchen Update Status
Overall Bathrooms
Overall Bathrooms Update Status
Overall Flooring
Overall Flooring Update Status
Walls and Ceiling
Walls and Ceiling Update Status
Other Feature #1 Label
Other Feature #1
Other Feature #1 Update Status
Other Feature #2 Label
Other Feature #2
Other Feature #2 Update Status
Other Feature #3 Label
Other Feature #3
Other Feature #3 Update Status
Other Feature #4 Label
Other Feature #4
Other Feature #4 Update Status
Appraisal Version Number
Fannie Mae | Freddie Mac
September 2024
PUMA Sample
Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Overall Quality and Con

PUMA Sample	Appraiser Reference ID
Comparable Property - Overall Quality and Condition	
	Quality
	Quality Adjustment
	Quality Adjustment Type
	Condition
	Condition Adjustment
	Condition Adjustment Type
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Overall Quality and Con

PUMA Sample	Appraiser Reference ID
Comparable Property - Overall Quality and Condition	
	Quality
	Quality Adjustment
	Quality Adjustment Type
	Condition
	Condition Adjustment
	Condition Adjustment Type
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Overall Quality and Con

PUMA Sample	Appraiser Reference ID
Comparable Property - Overall Quality and Condition	
	Quality
	Quality Adjustment
	Quality Adjustment Type
	Condition
	Condition Adjustment
	Condition Adjustment Type
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Property Amenities

PUMA Sample

Appraiser Reference ID

Comparable Property - Property Amenities
Are There Amenities for the Property?
Comparable Property - Property Amenities - Outdoor Accessories
Amenities - Outdoor Accessory Category
Amenities - Outdoor Accessory #1
Amenities - Outdoor Accessory #1 Count
Amenities - Outdoor Accessory #2
Amenities - Outdoor Accessory #2 Count
Amenities - Outdoor Accessory #3
Amenities - Outdoor Accessory #3 Count
Amenities - Outdoor Accessory #4
Amenities - Outdoor Accessory #4 Count
Amenities - Outdoor Accessory Category Adjustment
Amenities - Outdoor Accessory Category Adjustment Type
Comparable Property - Property Amenities - Outdoor Living
Amenities - Outdoor Living Category
Amenities - Outdoor Living #1
Amenities - Outdoor Living #1 Count
Amenities - Outdoor Living #2
Amenities - Outdoor Living #2 Count
Amenities - Outdoor Living #3
Amenities - Outdoor Living #3 Count
Amenities - Outdoor Living #4
Amenities - Outdoor Living #4 Count
Amenities - Outdoor Living Category Adjustment
Amenities - Outdoor Living Category Adjustment Type
Comparable Property - Property Amenities - Water Features
Amenities - Water Feature Category
Amenities - Water Feature #1
Amenities - Water Feature #1 Count
Amenities - Water Feature #1 Swimming Pool Feature
Amenities - Water Feature #1 Swimming Pool Feature Other
Amenities - Water Feature #2
Amenities - Water Feature #2 Count
Amenities - Water Feature #2 Swimming Pool Feature
Amenities - Water Feature #2 Swimming Pool Feature Other
Amenities - Water Feature #3
Amenities - Water Feature #3 Count
Amenities - Water Feature #3 Swimming Pool Feature
Amenities - Water Feature #3 Swimming Pool Feature Other
Amenities - Water Feature #4
Amenities - Water Feature #4 Count
Amenities - Water Feature #4 Swimming Pool Feature
Amenities - Water Feature #4 Swimming Pool Feature Other
Amenities - Water Feature Category Adjustment
Amenities - Water Feature Category Adjustment Type

PUMA Sample	Appraiser Reference ID
Comparable Property - Property Amenities - Whole Home	
	Amenities - Whole Home Category
	Amenities - Whole Home #1
	Amenities - Whole Home #1 Count
	Amenities - Whole Home #2
	Amenities - Whole Home #2 Count
	Amenities - Whole Home #3
	Amenities - Whole Home #3 Count
	Amenities - Whole Home #4
	Amenities - Whole Home #4 Count
	Amenities - Whole Home Category Adjustment
	Amenities - Whole Home Category Adjustment Type
Comparable Property - Property Amenities - Miscellaneous	
	Amenities - Miscellaneous Category
	Amenities - Miscellaneous #1
	Amenities - Miscellaneous #1 Other
	Amenities - Miscellaneous #1 Count
	Amenities - Miscellaneous #2
	Amenities - Miscellaneous #2 Other
	Amenities - Miscellaneous #2 Count
	Amenities - Miscellaneous #3
	Amenities - Miscellaneous #3 Other
	Amenities - Miscellaneous #3 Count
	Amenities - Miscellaneous #4
	Amenities - Miscellaneous #4 Other
	Amenities - Miscellaneous #4 Count
	Amenities - Miscellaneous Category Adjustment
	Amenities - Miscellaneous Category Adjustment Type
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Property Amenities

PUMA Sample

Appraiser Reference ID

Comparable Property - Property Amenities
Are There Amenities for the Property?
Comparable Property - Property Amenities - Outdoor Accessories
Amenities - Outdoor Accessory Category
Amenities - Outdoor Accessory #1
Amenities - Outdoor Accessory #1 Count
Amenities - Outdoor Accessory #2
Amenities - Outdoor Accessory #2 Count
Amenities - Outdoor Accessory #3
Amenities - Outdoor Accessory #3 Count
Amenities - Outdoor Accessory #4
Amenities - Outdoor Accessory #4 Count
Amenities - Outdoor Accessory Category Adjustment
Amenities - Outdoor Accessory Category Adjustment Type
Comparable Property - Property Amenities - Outdoor Living
Amenities - Outdoor Living Category
Amenities - Outdoor Living #1
Amenities - Outdoor Living #1 Count
Amenities - Outdoor Living #2
Amenities - Outdoor Living #2 Count
Amenities - Outdoor Living #3
Amenities - Outdoor Living #3 Count
Amenities - Outdoor Living #4
Amenities - Outdoor Living #4 Count
Amenities - Outdoor Living Category Adjustment
Amenities - Outdoor Living Category Adjustment Type
Comparable Property - Property Amenities - Water Features
Amenities - Water Feature Category
Amenities - Water Feature #1
Amenities - Water Feature #1 Count
Amenities - Water Feature #1 Swimming Pool Feature
Amenities - Water Feature #1 Swimming Pool Feature Other
Amenities - Water Feature #2
Amenities - Water Feature #2 Count
Amenities - Water Feature #2 Swimming Pool Feature
Amenities - Water Feature #2 Swimming Pool Feature Other
Amenities - Water Feature #3
Amenities - Water Feature #3 Count
Amenities - Water Feature #3 Swimming Pool Feature
Amenities - Water Feature #3 Swimming Pool Feature Other
Amenities - Water Feature #4
Amenities - Water Feature #4 Count
Amenities - Water Feature #4 Swimming Pool Feature
Amenities - Water Feature #4 Swimming Pool Feature Other
Amenities - Water Feature Category Adjustment
Amenities - Water Feature Category Adjustment Type

PUMA Sample	Appraiser Reference ID
Comparable Property - Property Amenities - Whole Home	
	Amenities - Whole Home Category
	Amenities - Whole Home #1
	Amenities - Whole Home #1 Count
	Amenities - Whole Home #2
	Amenities - Whole Home #2 Count
	Amenities - Whole Home #3
	Amenities - Whole Home #3 Count
	Amenities - Whole Home #4
	Amenities - Whole Home #4 Count
	Amenities - Whole Home Category Adjustment
	Amenities - Whole Home Category Adjustment Type
Comparable Property - Property Amenities - Miscellaneous	
	Amenities - Miscellaneous Category
	Amenities - Miscellaneous #1
	Amenities - Miscellaneous #1 Other
	Amenities - Miscellaneous #1 Count
	Amenities - Miscellaneous #2
	Amenities - Miscellaneous #2 Other
	Amenities - Miscellaneous #2 Count
	Amenities - Miscellaneous #3
	Amenities - Miscellaneous #3 Other
	Amenities - Miscellaneous #3 Count
	Amenities - Miscellaneous #4
	Amenities - Miscellaneous #4 Other
	Amenities - Miscellaneous #4 Count
	Amenities - Miscellaneous Category Adjustment
	Amenities - Miscellaneous Category Adjustment Type
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Property Amenities

PUMA Sample

Appraiser Reference ID

Comparable Property - Property Amenities
Are There Amenities for the Property?
Comparable Property - Property Amenities - Outdoor Accessories
Amenities - Outdoor Accessory Category
Amenities - Outdoor Accessory #1
Amenities - Outdoor Accessory #1 Count
Amenities - Outdoor Accessory #2
Amenities - Outdoor Accessory #2 Count
Amenities - Outdoor Accessory #3
Amenities - Outdoor Accessory #3 Count
Amenities - Outdoor Accessory #4
Amenities - Outdoor Accessory #4 Count
Amenities - Outdoor Accessory Category Adjustment
Amenities - Outdoor Accessory Category Adjustment Type
Comparable Property - Property Amenities - Outdoor Living
Amenities - Outdoor Living Category
Amenities - Outdoor Living #1
Amenities - Outdoor Living #1 Count
Amenities - Outdoor Living #2
Amenities - Outdoor Living #2 Count
Amenities - Outdoor Living #3
Amenities - Outdoor Living #3 Count
Amenities - Outdoor Living #4
Amenities - Outdoor Living #4 Count
Amenities - Outdoor Living Category Adjustment
Amenities - Outdoor Living Category Adjustment Type
Comparable Property - Property Amenities - Water Features
Amenities - Water Feature Category
Amenities - Water Feature #1
Amenities - Water Feature #1 Count
Amenities - Water Feature #1 Swimming Pool Feature
Amenities - Water Feature #1 Swimming Pool Feature Other
Amenities - Water Feature #2
Amenities - Water Feature #2 Count
Amenities - Water Feature #2 Swimming Pool Feature
Amenities - Water Feature #2 Swimming Pool Feature Other
Amenities - Water Feature #3
Amenities - Water Feature #3 Count
Amenities - Water Feature #3 Swimming Pool Feature
Amenities - Water Feature #3 Swimming Pool Feature Other
Amenities - Water Feature #4
Amenities - Water Feature #4 Count
Amenities - Water Feature #4 Swimming Pool Feature
Amenities - Water Feature #4 Swimming Pool Feature Other
Amenities - Water Feature Category Adjustment
Amenities - Water Feature Category Adjustment Type

PUMA Sample	Appraiser Reference ID
Comparable Property - Property Amenities - Whole Home	
	Amenities - Whole Home Category
	Amenities - Whole Home #1
	Amenities - Whole Home #1 Count
	Amenities - Whole Home #2
	Amenities - Whole Home #2 Count
	Amenities - Whole Home #3
	Amenities - Whole Home #3 Count
	Amenities - Whole Home #4
	Amenities - Whole Home #4 Count
	Amenities - Whole Home Category Adjustment
	Amenities - Whole Home Category Adjustment Type
Comparable Property - Property Amenities - Miscellaneous	
	Amenities - Miscellaneous Category
	Amenities - Miscellaneous #1
	Amenities - Miscellaneous #1 Other
	Amenities - Miscellaneous #1 Count
	Amenities - Miscellaneous #2
	Amenities - Miscellaneous #2 Other
	Amenities - Miscellaneous #2 Count
	Amenities - Miscellaneous #3
	Amenities - Miscellaneous #3 Other
	Amenities - Miscellaneous #3 Count
	Amenities - Miscellaneous #4
	Amenities - Miscellaneous #4 Other
	Amenities - Miscellaneous #4 Count
	Amenities - Miscellaneous Category Adjustment
	Amenities - Miscellaneous Category Adjustment Type
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Vehicle Storage

PUMA Sample

Appraiser Reference ID

Comparable Property - Vehicle Storage

Vehicle Storage Adjustment
Vehicle Storage Adjustment Type

Vehicle Storage #1 Type
Vehicle Storage #1 Type Type Other
Vehicle Storage #1 Are There 10 or more Parking Spaces?
Vehicle Storage #1 How Many Parking Spaces Dedicated to Property?
Vehicle Storage #1 Parking Space Assignment
Vehicle Storage #1 Parking Space Assignment Other
Vehicle Storage #1 Attachment Type
Vehicle Storage #1 Driveway Surface Material
Vehicle Storage #1 Driveway Surface Material Other
Vehicle Storage #1 Area

Vehicle Storage #2 Type
Vehicle Storage #2 Type Type Other
Vehicle Storage #2 Are There 10 or more Parking Spaces?
Vehicle Storage #2 How Many Parking Spaces Dedicated to Property?
Vehicle Storage #2 Parking Space Assignment
Vehicle Storage #2 Parking Space Assignment Other
Vehicle Storage #2 Attachment Type
Vehicle Storage #2 Driveway Surface Material
Vehicle Storage #2 Driveway Surface Material Other
Vehicle Storage #2 Area

Vehicle Storage #3 Type
Vehicle Storage #3 Type Type Other
Vehicle Storage #3 Are There 10 or more Parking Spaces?
Vehicle Storage #3 How Many Parking Spaces Dedicated to Property?
Vehicle Storage #3 Parking Space Assignment
Vehicle Storage #3 Parking Space Assignment Other
Vehicle Storage #3 Attachment Type
Vehicle Storage #3 Driveway Surface Material
Vehicle Storage #3 Driveway Surface Material Other
Vehicle Storage #3 Area

Vehicle Storage #4 Type
Vehicle Storage #4 Type Type Other
Vehicle Storage #4 Are There 10 or more Parking Spaces?
Vehicle Storage #4 How Many Parking Spaces Dedicated to Property?
Vehicle Storage #4 Parking Space Assignment
Vehicle Storage #4 Parking Space Assignment Other
Vehicle Storage #4 Attachment Type
Vehicle Storage #4 Driveway Surface Material
Vehicle Storage #4 Driveway Surface Material Other
Vehicle Storage #4 Area

Vehicle Storage Additional Item #1 Label
Vehicle Storage Additional Item #1
Vehicle Storage Additional Item #2 Label
Vehicle Storage Additional Item #2
Vehicle Storage Additional Item #3 Label
Vehicle Storage Additional Item #3

Appraisal Version Number

Fannie Mae | Freddie Mac
September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Vehicle Storage

PUMA Sample

Appraiser Reference ID

Comparable Property - Vehicle Storage

Vehicle Storage Adjustment
Vehicle Storage Adjustment Type

Vehicle Storage #1 Type
Vehicle Storage #1 Type Type Other
Vehicle Storage #1 Are There 10 or more Parking Spaces?
Vehicle Storage #1 How Many Parking Spaces Dedicated to Property?
Vehicle Storage #1 Parking Space Assignment
Vehicle Storage #1 Parking Space Assignment Other
Vehicle Storage #1 Attachment Type
Vehicle Storage #1 Driveway Surface Material
Vehicle Storage #1 Driveway Surface Material Other
Vehicle Storage #1 Area

Vehicle Storage #2 Type
Vehicle Storage #2 Type Type Other
Vehicle Storage #2 Are There 10 or more Parking Spaces?
Vehicle Storage #2 How Many Parking Spaces Dedicated to Property?
Vehicle Storage #2 Parking Space Assignment
Vehicle Storage #2 Parking Space Assignment Other
Vehicle Storage #2 Attachment Type
Vehicle Storage #2 Driveway Surface Material
Vehicle Storage #2 Driveway Surface Material Other
Vehicle Storage #2 Area

Vehicle Storage #3 Type
Vehicle Storage #3 Type Type Other
Vehicle Storage #3 Are There 10 or more Parking Spaces?
Vehicle Storage #3 How Many Parking Spaces Dedicated to Property?
Vehicle Storage #3 Parking Space Assignment
Vehicle Storage #3 Parking Space Assignment Other
Vehicle Storage #3 Attachment Type
Vehicle Storage #3 Driveway Surface Material
Vehicle Storage #3 Driveway Surface Material Other
Vehicle Storage #3 Area

Vehicle Storage #4 Type
Vehicle Storage #4 Type Type Other
Vehicle Storage #4 Are There 10 or more Parking Spaces?
Vehicle Storage #4 How Many Parking Spaces Dedicated to Property?
Vehicle Storage #4 Parking Space Assignment
Vehicle Storage #4 Parking Space Assignment Other
Vehicle Storage #4 Attachment Type
Vehicle Storage #4 Driveway Surface Material
Vehicle Storage #4 Driveway Surface Material Other
Vehicle Storage #4 Area

Vehicle Storage Additional Item #1 Label
Vehicle Storage Additional Item #1
Vehicle Storage Additional Item #2 Label
Vehicle Storage Additional Item #2
Vehicle Storage Additional Item #3 Label
Vehicle Storage Additional Item #3

Appraisal Version Number

Fannie Mae | Freddie Mac
September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Vehicle Storage

PUMA Sample

Appraiser Reference ID

Comparable Property - Vehicle Storage

Vehicle Storage Adjustment
Vehicle Storage Adjustment Type

Vehicle Storage #1 Type
Vehicle Storage #1 Type Type Other
Vehicle Storage #1 Are There 10 or more Parking Spaces?
Vehicle Storage #1 How Many Parking Spaces Dedicated to Property?
Vehicle Storage #1 Parking Space Assignment
Vehicle Storage #1 Parking Space Assignment Other
Vehicle Storage #1 Attachment Type
Vehicle Storage #1 Driveway Surface Material
Vehicle Storage #1 Driveway Surface Material Other
Vehicle Storage #1 Area

Vehicle Storage #2 Type
Vehicle Storage #2 Type Type Other
Vehicle Storage #2 Are There 10 or more Parking Spaces?
Vehicle Storage #2 How Many Parking Spaces Dedicated to Property?
Vehicle Storage #2 Parking Space Assignment
Vehicle Storage #2 Parking Space Assignment Other
Vehicle Storage #2 Attachment Type
Vehicle Storage #2 Driveway Surface Material
Vehicle Storage #2 Driveway Surface Material Other
Vehicle Storage #2 Area

Vehicle Storage #3 Type
Vehicle Storage #3 Type Type Other
Vehicle Storage #3 Are There 10 or more Parking Spaces?
Vehicle Storage #3 How Many Parking Spaces Dedicated to Property?
Vehicle Storage #3 Parking Space Assignment
Vehicle Storage #3 Parking Space Assignment Other
Vehicle Storage #3 Attachment Type
Vehicle Storage #3 Driveway Surface Material
Vehicle Storage #3 Driveway Surface Material Other
Vehicle Storage #3 Area

Vehicle Storage #4 Type
Vehicle Storage #4 Type Type Other
Vehicle Storage #4 Are There 10 or more Parking Spaces?
Vehicle Storage #4 How Many Parking Spaces Dedicated to Property?
Vehicle Storage #4 Parking Space Assignment
Vehicle Storage #4 Parking Space Assignment Other
Vehicle Storage #4 Attachment Type
Vehicle Storage #4 Driveway Surface Material
Vehicle Storage #4 Driveway Surface Material Other
Vehicle Storage #4 Area

Vehicle Storage Additional Item #1 Label
Vehicle Storage Additional Item #1
Vehicle Storage Additional Item #2 Label
Vehicle Storage Additional Item #2
Vehicle Storage Additional Item #3 Label
Vehicle Storage Additional Item #3

Appraisal Version Number

Fannie Mae | Freddie Mac
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PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Outbuilding %NUM2%

PUMA Sample

Appraiser Reference ID

Comparable Property - Outbuilding
Outbuilding Type
Outbuilding Type Other
Is Outbuilding Considered Real Property?
Outbuilding Type Adjustment
Outbuilding Type Adjustment Type
Gross Building Area
Finished Area
Unfinished Area
Structure Volume
Baths - Full
Baths - Half
Number of Kitchens
Is there Heating in the building?
Heating #1
Heating #1 Other
Heating #2
Heating #2 Other
Heating #3
Heating #3 Other
Heating #4
Heating #4 Other
Is there Cooling in the building?
Cooling #1
Cooling #1 Other
Cooling #2
Cooling #2 Other
Cooling #3
Cooling #3 Other
Cooling #4
Cooling #4 Other
Utilities #1
Utilities #1 Other
Utilities #2
Utilities #2 Other
Utilities #3
Utilities #3 Other
Utilities #4
Utilities #4 Other
Additional Item #1 Label
Additional Item #1
Additional Item #2 Label
Additional Item #2
Additional Item #3 Label
Additional Item #3
Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample

Appraiser Reference ID

Agency Case File ID

Client Reference ID

AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Outbuilding %NUM2%

PUMA Sample

Appraiser Reference ID

Comparable Property - Outbuilding
Outbuilding Type
Outbuilding Type Other
Is Outbuilding Considered Real Property?
Outbuilding Type Adjustment
Outbuilding Type Adjustment Type
Gross Building Area
Finished Area
Unfinished Area
Structure Volume
Baths - Full
Baths - Half
Number of Kitchens
Is there Heating in the building?
Heating #1
Heating #1 Other
Heating #2
Heating #2 Other
Heating #3
Heating #3 Other
Heating #4
Heating #4 Other
Is there Cooling in the building?
Cooling #1
Cooling #1 Other
Cooling #2
Cooling #2 Other
Cooling #3
Cooling #3 Other
Cooling #4
Cooling #4 Other
Utilities #1
Utilities #1 Other
Utilities #2
Utilities #2 Other
Utilities #3
Utilities #3 Other
Utilities #4
Utilities #4 Other
Additional Item #1 Label
Additional Item #1
Additional Item #2 Label
Additional Item #2
Additional Item #3 Label
Additional Item #3
Appraisal Version Number

Fannie Mae | Freddie Mac

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PUMA Sample

Appraiser Reference ID

Agency Case File ID

Client Reference ID

AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Outbuilding %NUM2%

PUMA Sample

Appraiser Reference ID

Comparable Property - Outbuilding
Outbuilding Type
Outbuilding Type Other
Is Outbuilding Considered Real Property?
Outbuilding Type Adjustment
Outbuilding Type Adjustment Type
Gross Building Area
Finished Area
Unfinished Area
Structure Volume
Baths - Full
Baths - Half
Number of Kitchens
Is there Heating in the building?
Heating #1
Heating #1 Other
Heating #2
Heating #2 Other
Heating #3
Heating #3 Other
Heating #4
Heating #4 Other
Is there Cooling in the building?
Cooling #1
Cooling #1 Other
Cooling #2
Cooling #2 Other
Cooling #3
Cooling #3 Other
Cooling #4
Cooling #4 Other
Utilities #1
Utilities #1 Other
Utilities #2
Utilities #2 Other
Utilities #3
Utilities #3 Other
Utilities #4
Utilities #4 Other
Additional Item #1 Label
Additional Item #1
Additional Item #2 Label
Additional Item #2
Additional Item #3 Label
Additional Item #3
Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample

Appraiser Reference ID

Agency Case File ID

Client Reference ID

AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Outbuilding %NUM2%

PUMA Sample

Appraiser Reference ID

Comparable Property - Outbuilding
Outbuilding Type
Outbuilding Type Other
Is Outbuilding Considered Real Property?
Outbuilding Type Adjustment
Outbuilding Type Adjustment Type
Gross Building Area
Finished Area
Unfinished Area
Structure Volume
Baths - Full
Baths - Half
Number of Kitchens
Is there Heating in the building?
Heating #1
Heating #1 Other
Heating #2
Heating #2 Other
Heating #3
Heating #3 Other
Heating #4
Heating #4 Other
Is there Cooling in the building?
Cooling #1
Cooling #1 Other
Cooling #2
Cooling #2 Other
Cooling #3
Cooling #3 Other
Cooling #4
Cooling #4 Other
Utilities #1
Utilities #1 Other
Utilities #2
Utilities #2 Other
Utilities #3
Utilities #3 Other
Utilities #4
Utilities #4 Other
Additional Item #1 Label
Additional Item #1
Additional Item #2 Label
Additional Item #2
Additional Item #3 Label
Additional Item #3
Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample

Appraiser Reference ID

Agency Case File ID

Client Reference ID

AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Outbuilding %NUM2%

PUMA Sample

Appraiser Reference ID

Comparable Property - Outbuilding
Outbuilding Type
Outbuilding Type Other
Is Outbuilding Considered Real Property?
Outbuilding Type Adjustment
Outbuilding Type Adjustment Type
Gross Building Area
Finished Area
Unfinished Area
Structure Volume
Baths - Full
Baths - Half
Number of Kitchens
Is there Heating in the building?
Heating #1
Heating #1 Other
Heating #2
Heating #2 Other
Heating #3
Heating #3 Other
Heating #4
Heating #4 Other
Is there Cooling in the building?
Cooling #1
Cooling #1 Other
Cooling #2
Cooling #2 Other
Cooling #3
Cooling #3 Other
Cooling #4
Cooling #4 Other
Utilities #1
Utilities #1 Other
Utilities #2
Utilities #2 Other
Utilities #3
Utilities #3 Other
Utilities #4
Utilities #4 Other
Additional Item #1 Label
Additional Item #1
Additional Item #2 Label
Additional Item #2
Additional Item #3 Label
Additional Item #3
Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample

Appraiser Reference ID

Agency Case File ID

Client Reference ID

AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Outbuilding %NUM2%

PUMA Sample

Appraiser Reference ID

Comparable Property - Outbuilding
Outbuilding Type
Outbuilding Type Other
Is Outbuilding Considered Real Property?
Outbuilding Type Adjustment
Outbuilding Type Adjustment Type
Gross Building Area
Finished Area
Unfinished Area
Structure Volume
Baths - Full
Baths - Half
Number of Kitchens
Is there Heating in the building?
Heating #1
Heating #1 Other
Heating #2
Heating #2 Other
Heating #3
Heating #3 Other
Heating #4
Heating #4 Other
Is there Cooling in the building?
Cooling #1
Cooling #1 Other
Cooling #2
Cooling #2 Other
Cooling #3
Cooling #3 Other
Cooling #4
Cooling #4 Other
Utilities #1
Utilities #1 Other
Utilities #2
Utilities #2 Other
Utilities #3
Utilities #3 Other
Utilities #4
Utilities #4 Other
Additional Item #1 Label
Additional Item #1
Additional Item #2 Label
Additional Item #2
Additional Item #3 Label
Additional Item #3
Appraisal Version Number

Fannie Mae | Freddie Mac

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PUMA Sample

Appraiser Reference ID

Agency Case File ID

Client Reference ID

AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Summary

PUMA Sample	Appraiser Reference ID
Comparable Property - Summary	
	List Price
	Contract Price
	Sale Price
	Net Adjustment Total
	Adjusted Price Per Unit
	Adjusted Price Per Bedroom
	Price Per Gross Building Finished Area
	Price Per Finished Area Above Grade
	Adjusted Price
	Comparable Weight
	Indicated Value by Sales Comparison Approach
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Summary

PUMA Sample	Appraiser Reference ID
Comparable Property - Summary	
	List Price
	Contract Price
	Sale Price
	Net Adjustment Total
	Adjusted Price Per Unit
	Adjusted Price Per Bedroom
	Price Per Gross Building Finished Area
	Price Per Finished Area Above Grade
	Adjusted Price
	Comparable Weight
	Indicated Value by Sales Comparison Approach
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Summary

PUMA Sample	Appraiser Reference ID
Comparable Property - Summary	
	List Price
	Contract Price
	Sale Price
	Net Adjustment Total
	Adjusted Price Per Unit
	Adjusted Price Per Bedroom
	Price Per Gross Building Finished Area
	Price Per Finished Area Above Grade
	Adjusted Price
	Comparable Weight
	Indicated Value by Sales Comparison Approach
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Sales Comparison Approach

PUMA Sample

Appraiser Reference ID

Additional Properties Analyzed Not Used
Alternate Sale 1: Comparable Number
Alternate Sale 1: Valuation Use Type
Alternate Sale 1: Street Address
Alternate Sale 1: Unit Number
Alternate Sale 1: Unit Designator
Alternate Sale 1: City
Alternate Sale 1: State
Alternate Sale 1: ZIP Code
Alternate Sale 1: Sale Date
Alternate Sale 1: Transfer Type
Alternate Sale 1: Listing Status
Alternate Sale 1: Reconsideration Requested
Alternate Sale 1: Reason Not Used
Alternate Sale 1: Reason Not Used Other
Alternate Sale 1: Comment
Alternate Sale 2: Comparable Number
Alternate Sale 2: Valuation Use Type
Alternate Sale 2: Street Address
Alternate Sale 2: Unit Number
Alternate Sale 2: Unit Designator
Alternate Sale 2: City
Alternate Sale 2: State
Alternate Sale 2: ZIP Code
Alternate Sale 2: Sale Date
Alternate Sale 2: Transfer Type
Alternate Sale 2: Listing Status
Alternate Sale 2: Reconsideration Requested
Alternate Sale 2: Reason Not Used
Alternate Sale 2: Reason Not Used Other
Alternate Sale 2: Comment
Alternate Sale 3: Comparable Number
Alternate Sale 3: Valuation Use Type
Alternate Sale 3: Street Address
Alternate Sale 3: Unit Number
Alternate Sale 3: Unit Designator
Alternate Sale 3: City
Alternate Sale 3: State
Alternate Sale 3: ZIP Code
Alternate Sale 3: Sale Date
Alternate Sale 3: Transfer Type
Alternate Sale 3: Listing Status
Alternate Sale 3: Reconsideration Requested
Alternate Sale 3: Reason Not Used
Alternate Sale 3: Reason Not Used Other
Alternate Sale 3: Comment
Alternate Sale 4: Comparable Number
Alternate Sale 4: Valuation Use Type
Alternate Sale 4: Street Address
Alternate Sale 4: Unit Number
Alternate Sale 4: Unit Designator
Alternate Sale 4: City
Alternate Sale 4: State
Alternate Sale 4: ZIP Code
Alternate Sale 4: Sale Date
Alternate Sale 4: Transfer Type
Alternate Sale 4: Listing Status
Alternate Sale 4: Reconsideration Requested
Alternate Sale 4: Reason Not Used
Alternate Sale 4: Reason Not Used Other
Alternate Sale 4: Comment

PUMA Sample Appraiser Reference ID

Additional Properties Analyzed Not Used (continued)
Alternate Sale 5: Comparable Number
Alternate Sale 5: Valuation Use Type
Alternate Sale 5: Street Address
Alternate Sale 5: Unit Number
Alternate Sale 5: Unit Designator
Alternate Sale 5: City
Alternate Sale 5: State
Alternate Sale 5: ZIP Code
Alternate Sale 5: Sale Date
Alternate Sale 5: Transfer Type
Alternate Sale 5: Listing Status
Alternate Sale 5: Reconsideration Requested
Alternate Sale 5: Reason Not Used
Alternate Sale 5: Reason Not Used Other
Alternate Sale 5: Comment
Alternate Sale 6: Comparable Number
Alternate Sale 6: Valuation Use Type
Alternate Sale 6: Street Address
Alternate Sale 6: Unit Number
Alternate Sale 6: Unit Designator
Alternate Sale 6: City
Alternate Sale 6: State
Alternate Sale 6: ZIP Code
Alternate Sale 6: Sale Date
Alternate Sale 6: Transfer Type
Alternate Sale 6: Listing Status
Alternate Sale 6: Reconsideration Requested
Alternate Sale 6: Reason Not Used
Alternate Sale 6: Reason Not Used Other
Alternate Sale 6: Comment
Alternate Sale 7: Comparable Number
Alternate Sale 7: Valuation Use Type
Alternate Sale 7: Street Address
Alternate Sale 7: Unit Number
Alternate Sale 7: Unit Designator
Alternate Sale 7: City
Alternate Sale 7: State
Alternate Sale 7: ZIP Code
Alternate Sale 7: Sale Date
Alternate Sale 7: Transfer Type
Alternate Sale 7: Listing Status
Alternate Sale 7: Reconsideration Requested
Alternate Sale 7: Reason Not Used
Alternate Sale 7: Reason Not Used Other
Alternate Sale 7: Comment
Alternate Sale 8: Comparable Number
Alternate Sale 8: Valuation Use Type
Alternate Sale 8: Street Address
Alternate Sale 8: Unit Number
Alternate Sale 8: Unit Designator
Alternate Sale 8: City
Alternate Sale 8: State
Alternate Sale 8: ZIP Code
Alternate Sale 8: Sale Date
Alternate Sale 8: Transfer Type
Alternate Sale 8: Listing Status
Alternate Sale 8: Reconsideration Requested
Alternate Sale 8: Reason Not Used
Alternate Sale 8: Reason Not Used Other
Alternate Sale 8: Comment

PUMA Sample	Appraiser Reference ID
Additional Properties Analyzed Not Used (continued)	
	Alternate Sale 9: Comparable Number
	Alternate Sale 9: Valuation Use Type
	Alternate Sale 9: Street Address
	Alternate Sale 9: Unit Number
	Alternate Sale 9: Unit Designator
	Alternate Sale 9: City
	Alternate Sale 9: State
	Alternate Sale 9: ZIP Code
	Alternate Sale 9: Sale Date
	Alternate Sale 9: Transfer Type
	Alternate Sale 9: Listing Status
	Alternate Sale 9: Reconsideration Requested
	Alternate Sale 9: Reason Not Used
	Alternate Sale 9: Reason Not Used Other
	Alternate Sale 9: Comment
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

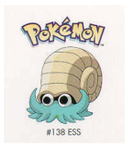
Income Approach

PUMA Sample

Appraiser Reference ID

Gross Rent Multiplier Comparables - Subject

Street Address
Unit Number
Unit Designator
City
State
Zip Code



Front Photo

Longitude
Latitude
Number of Units
Number of ADUs
Gross Building Finished Area
Is Property Subject to Rent Control?

Additional Item #1 Label
Additional Item #1
Additional Item #2 Label
Additional Item #2
Additional Item #3 Label
Additional Item #3

Gross Monthly Rent

Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

Income Approach

PUMA Sample	Appraiser Reference ID
Indicated Value by Income Approach	
	Total Monthly Market Rent
	Gross Rent Multiplier
	Indicated Value by Income Approach
Income Approach Commentary	
	Income Approach Commentary
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Cost Approach

PUMA Sample — Appraiser Reference ID

Indicated Value by Cost Approach
Indicated Value by Cost Approach
Depreciated Cost of Dwellings
Depreciated Cost of Outbuildings
As Is Value of Site Improvements
Opinion of Site Value

As Is Value of Site Improvements
Site Improvements #1 Description
Site Improvements #1 Cost
Site Improvements #2 Description
Site Improvements #2 Cost
Site Improvements #3 Description
Site Improvements #3 Cost
Site Improvements #4 Description
Site Improvements #4 Cost
Site Improvements #5 Description
Site Improvements #5 Cost
Site Improvements #6 Description
Site Improvements #6 Cost

Site Value
Primary Site Valuation Method
Primary Site Valuation Method Other
Site Value Data Source
Opinion of Site Value
Reconciliation of Site Value

General Description
Cost Type
Cost Data Source #1
Cost Data Source #1 Other
Cost Data Source #1 Cost Service
Cost Data Source #1 Cost Service Other
Cost Data Source #1 Quality Rating
Cost Data Source #1 Quality Rating Other
Cost Data Source #1 Effective Date
Cost Data Source #2
Cost Data Source #2 Other
Cost Data Source #2 Cost Service
Cost Data Source #2 Cost Service Other
Cost Data Source #2 Quality Rating
Cost Data Source #2 Quality Rating Other
Cost Data Source #2 Effective Date
Cost Data Source #3
Cost Data Source #3 Other
Cost Data Source #3 Cost Service
Cost Data Source #3 Cost Service Other
Cost Data Source #3 Quality Rating
Cost Data Source #3 Quality Rating Other
Cost Data Source #3 Effective Date
Cost Method
Cost Method Other
Depreciation Method
Depreciation Method Other

Cost Approach Commentary
Cost Approach Commentary

Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample — Appraiser Reference ID

Agency Case File ID

Client Reference ID

AMC Reference ID

Uniform Residential Appraisal Report

URAR Cost Approach - Dwelling %NUM1%

PUMA Sample

Appraiser Reference ID

Depreciated Cost - Dwelling

Structure Type
Structure Identifier

Dwelling Area #1 Type
Dwelling Area #1 Other
Dwelling Area #1 Size
Dwelling Area #1 Size Unit of Measure
Dwelling Area #1 Price Per Unit of Measure
Dwelling Area #1 Cost

Dwelling Area #2 Type
Dwelling Area #2 Other
Dwelling Area #2 Size
Dwelling Area #2 Size Unit of Measure
Dwelling Area #2 Price Per Unit of Measure
Dwelling Area #2 Cost

Dwelling Area #3 Type
Dwelling Area #3 Other
Dwelling Area #3 Size
Dwelling Area #3 Size Unit of Measure
Dwelling Area #3 Price Per Unit of Measure
Dwelling Area #3 Cost

Dwelling Area #4 Type
Dwelling Area #4 Other
Dwelling Area #4 Size
Dwelling Area #4 Size Unit of Measure
Dwelling Area #4 Price Per Unit of Measure
Dwelling Area #4 Cost

Dwelling Area #5 Type
Dwelling Area #5 Other
Dwelling Area #5 Size
Dwelling Area #5 Size Unit of Measure
Dwelling Area #5 Price Per Unit of Measure
Dwelling Area #5 Cost

Dwelling Area #6 Type
Dwelling Area #6 Other
Dwelling Area #6 Size
Dwelling Area #6 Size Unit of Measure
Dwelling Area #6 Price Per Unit of Measure
Dwelling Area #6 Cost

Physical Depreciation %
Physical Depreciation Amount
Functional Depreciation %
Functional Depreciation Amount
External Depreciation %
External Depreciation Amount
Total Depreciation Amount
Manufactured Home Delivery, Installation, and Set Up Amount
Total Depreciated Cost of Dwelling
Remaining Economic Life
Effective Age
Effective Age: Low Range
Effective Age: High Range
Commentary on Remaining Economic Life

Commentary on Effective Age

Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR Cost Approach - Dwelling %NUM1%

PUMA Sample

Appraiser Reference ID

Depreciated Cost - Dwelling

Structure Type
Structure Identifier

Dwelling Area #1 Type
Dwelling Area #1 Other
Dwelling Area #1 Size
Dwelling Area #1 Size Unit of Measure
Dwelling Area #1 Price Per Unit of Measure
Dwelling Area #1 Cost

Dwelling Area #2 Type
Dwelling Area #2 Other
Dwelling Area #2 Size
Dwelling Area #2 Size Unit of Measure
Dwelling Area #2 Price Per Unit of Measure
Dwelling Area #2 Cost

Dwelling Area #3 Type
Dwelling Area #3 Other
Dwelling Area #3 Size
Dwelling Area #3 Size Unit of Measure
Dwelling Area #3 Price Per Unit of Measure
Dwelling Area #3 Cost

Dwelling Area #4 Type
Dwelling Area #4 Other
Dwelling Area #4 Size
Dwelling Area #4 Size Unit of Measure
Dwelling Area #4 Price Per Unit of Measure
Dwelling Area #4 Cost

Dwelling Area #5 Type
Dwelling Area #5 Other
Dwelling Area #5 Size
Dwelling Area #5 Size Unit of Measure
Dwelling Area #5 Price Per Unit of Measure
Dwelling Area #5 Cost

Dwelling Area #6 Type
Dwelling Area #6 Other
Dwelling Area #6 Size
Dwelling Area #6 Size Unit of Measure
Dwelling Area #6 Price Per Unit of Measure
Dwelling Area #6 Cost

Physical Depreciation %
Physical Depreciation Amount
Functional Depreciation %
Functional Depreciation Amount
External Depreciation %
External Depreciation Amount
Total Depreciation Amount
Manufactured Home Delivery, Installation, and Set Up Amount
Total Depreciated Cost of Dwelling
Remaining Economic Life
Effective Age
Effective Age: Low Range
Effective Age: High Range
Commentary on Remaining Economic Life

Commentary on Effective Age

Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR Cost Approach - Dwelling %NUM1%

PUMA Sample

Appraiser Reference ID

Depreciated Cost - Dwelling

Structure Type
Structure Identifier

Dwelling Area #1 Type
Dwelling Area #1 Other
Dwelling Area #1 Size
Dwelling Area #1 Size Unit of Measure
Dwelling Area #1 Price Per Unit of Measure
Dwelling Area #1 Cost

Dwelling Area #2 Type
Dwelling Area #2 Other
Dwelling Area #2 Size
Dwelling Area #2 Size Unit of Measure
Dwelling Area #2 Price Per Unit of Measure
Dwelling Area #2 Cost

Dwelling Area #3 Type
Dwelling Area #3 Other
Dwelling Area #3 Size
Dwelling Area #3 Size Unit of Measure
Dwelling Area #3 Price Per Unit of Measure
Dwelling Area #3 Cost

Dwelling Area #4 Type
Dwelling Area #4 Other
Dwelling Area #4 Size
Dwelling Area #4 Size Unit of Measure
Dwelling Area #4 Price Per Unit of Measure
Dwelling Area #4 Cost

Dwelling Area #5 Type
Dwelling Area #5 Other
Dwelling Area #5 Size
Dwelling Area #5 Size Unit of Measure
Dwelling Area #5 Price Per Unit of Measure
Dwelling Area #5 Cost

Dwelling Area #6 Type
Dwelling Area #6 Other
Dwelling Area #6 Size
Dwelling Area #6 Size Unit of Measure
Dwelling Area #6 Price Per Unit of Measure
Dwelling Area #6 Cost

Physical Depreciation %
Physical Depreciation Amount
Functional Depreciation %
Functional Depreciation Amount
External Depreciation %
External Depreciation Amount
Total Depreciation Amount
Manufactured Home Delivery, Installation, and Set Up Amount
Total Depreciated Cost of Dwelling
Remaining Economic Life
Effective Age
Effective Age: Low Range
Effective Age: High Range
Commentary on Remaining Economic Life

Commentary on Effective Age

Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

URAR Cost Approach - Outbuilding %NUM1%

PUMA Sample

Appraiser Reference ID

Depreciated Cost - Outbuilding
Structure Type
Structure Identifier
Outbuilding Area #1 Type
Outbuilding Area #1 Other
Outbuilding Area #1 Size
Outbuilding Area #1 Size Unit of Measure
Outbuilding Area #1 Price Per Unit of Measure
Outbuilding Area #1 Cost
Outbuilding Area #2 Type
Outbuilding Area #2 Other
Outbuilding Area #2 Size
Outbuilding Area #2 Size Unit of Measure
Outbuilding Area #2 Price Per Unit of Measure
Outbuilding Area #2 Cost
Outbuilding Area #3 Type
Outbuilding Area #3 Other
Outbuilding Area #3 Size
Outbuilding Area #3 Size Unit of Measure
Outbuilding Area #3 Price Per Unit of Measure
Outbuilding Area #3 Cost
Outbuilding Area #4 Type
Outbuilding Area #4 Other
Outbuilding Area #4 Size
Outbuilding Area #4 Size Unit of Measure
Outbuilding Area #4 Price Per Unit of Measure
Outbuilding Area #4 Cost
Outbuilding Area #5 Type
Outbuilding Area #5 Other
Outbuilding Area #5 Size
Outbuilding Area #5 Size Unit of Measure
Outbuilding Area #5 Price Per Unit of Measure
Outbuilding Area #5 Cost
Outbuilding Area #6 Type
Outbuilding Area #6 Other
Outbuilding Area #6 Size
Outbuilding Area #6 Size Unit of Measure
Outbuilding Area #6 Price Per Unit of Measure
Outbuilding Area #6 Cost
Physical Depreciation %
Physical Depreciation Amount
Functional Depreciation %
Functional Depreciation Amount
External Depreciation %
External Depreciation Amount
Total Depreciation Amount
Manufactured Home Delivery, Installation, and Set Up Amount
Total Depreciated Cost of Outbuilding

Appraisal Version Number

Fannie Mae | Freddie Mac

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PUMA Sample

Appraiser Reference ID

Agency Case File ID

Client Reference ID

AMC Reference ID

Uniform Residential Appraisal Report

URAR Cost Approach - Outbuilding %NUM1%

PUMA Sample

Appraiser Reference ID

Depreciated Cost - Outbuilding
Structure Type
Structure Identifier
Outbuilding Area #1 Type
Outbuilding Area #1 Other
Outbuilding Area #1 Size
Outbuilding Area #1 Size Unit of Measure
Outbuilding Area #1 Price Per Unit of Measure
Outbuilding Area #1 Cost
Outbuilding Area #2 Type
Outbuilding Area #2 Other
Outbuilding Area #2 Size
Outbuilding Area #2 Size Unit of Measure
Outbuilding Area #2 Price Per Unit of Measure
Outbuilding Area #2 Cost
Outbuilding Area #3 Type
Outbuilding Area #3 Other
Outbuilding Area #3 Size
Outbuilding Area #3 Size Unit of Measure
Outbuilding Area #3 Price Per Unit of Measure
Outbuilding Area #3 Cost
Outbuilding Area #4 Type
Outbuilding Area #4 Other
Outbuilding Area #4 Size
Outbuilding Area #4 Size Unit of Measure
Outbuilding Area #4 Price Per Unit of Measure
Outbuilding Area #4 Cost
Outbuilding Area #5 Type
Outbuilding Area #5 Other
Outbuilding Area #5 Size
Outbuilding Area #5 Size Unit of Measure
Outbuilding Area #5 Price Per Unit of Measure
Outbuilding Area #5 Cost
Outbuilding Area #6 Type
Outbuilding Area #6 Other
Outbuilding Area #6 Size
Outbuilding Area #6 Size Unit of Measure
Outbuilding Area #6 Price Per Unit of Measure
Outbuilding Area #6 Cost
Physical Depreciation %
Physical Depreciation Amount
Functional Depreciation %
Functional Depreciation Amount
External Depreciation %
External Depreciation Amount
Total Depreciation Amount
Manufactured Home Delivery, Installation, and Set Up Amount
Total Depreciated Cost of Outbuilding

Appraisal Version Number

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PUMA Sample

Appraiser Reference ID

Agency Case File ID

Client Reference ID

AMC Reference ID

Uniform Residential Appraisal Report

URAR Cost Approach - Outbuilding %NUM1%

PUMA Sample

Appraiser Reference ID

Depreciated Cost - Outbuilding
Structure Type
Structure Identifier
Outbuilding Area #1 Type
Outbuilding Area #1 Other
Outbuilding Area #1 Size
Outbuilding Area #1 Size Unit of Measure
Outbuilding Area #1 Price Per Unit of Measure
Outbuilding Area #1 Cost
Outbuilding Area #2 Type
Outbuilding Area #2 Other
Outbuilding Area #2 Size
Outbuilding Area #2 Size Unit of Measure
Outbuilding Area #2 Price Per Unit of Measure
Outbuilding Area #2 Cost
Outbuilding Area #3 Type
Outbuilding Area #3 Other
Outbuilding Area #3 Size
Outbuilding Area #3 Size Unit of Measure
Outbuilding Area #3 Price Per Unit of Measure
Outbuilding Area #3 Cost
Outbuilding Area #4 Type
Outbuilding Area #4 Other
Outbuilding Area #4 Size
Outbuilding Area #4 Size Unit of Measure
Outbuilding Area #4 Price Per Unit of Measure
Outbuilding Area #4 Cost
Outbuilding Area #5 Type
Outbuilding Area #5 Other
Outbuilding Area #5 Size
Outbuilding Area #5 Size Unit of Measure
Outbuilding Area #5 Price Per Unit of Measure
Outbuilding Area #5 Cost
Outbuilding Area #6 Type
Outbuilding Area #6 Other
Outbuilding Area #6 Size
Outbuilding Area #6 Size Unit of Measure
Outbuilding Area #6 Price Per Unit of Measure
Outbuilding Area #6 Cost
Physical Depreciation %
Physical Depreciation Amount
Functional Depreciation %
Functional Depreciation Amount
External Depreciation %
External Depreciation Amount
Total Depreciation Amount
Manufactured Home Delivery, Installation, and Set Up Amount
Total Depreciated Cost of Outbuilding

Appraisal Version Number

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PUMA Sample

Appraiser Reference ID

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Uniform Residential Appraisal Report

Reconciliation

PUMA Sample

Appraiser Reference ID

Approaches to Value

Indicated Value by Sales Comparison Approach
Comparison Approach: Reason for Exclusion
Comparison Approach: Reason for Exclusion Other

Indicated Value by Income Approach
Income Approach: Reason for Exclusion
Income Approach: Reason for Exclusion Other

Indicated Value by Cost Approach
Cost Approach: Reason for Exclusion
Cost Approach: Reason for Exclusion Other

Appraisal Summary

Contract Price
Opinion of Market Value

Pro Rata Share Calculation Method

Market Value Condition #1
Market Value Condition #2
Market Value Condition #3
Market Value Condition #4

Reasonable Exposure Time: Type
Reasonable Exposure Time
Reasonable Exposure Time: Low Range
Reasonable Exposure Time: High Range

Effective Date of Appraisal
FHA REO Insurability Level
Final Condition Statement

Client Requested Conditions

Are There Additional Client Requested Conditions on Appraisal Report?

Client Requested Conditions #1 Condition
Client Requested Conditions #1 Marketing or Exposure Time: Type
Client Requested Conditions #1 Marketing or Exposure Time
Client Requested Conditions #1 Marketing or Exposure Time: Low
Client Requested Conditions #1 Marketing or Exposure Time: High
Client Requested Conditions #1 Alternate Opinion of Value

Client Requested Conditions #2 Condition
Client Requested Conditions #2 Marketing or Exposure Time: Type
Client Requested Conditions #2 Marketing or Exposure Time
Client Requested Conditions #2 Marketing or Exposure Time: Low
Client Requested Conditions #2 Marketing or Exposure Time: High
Client Requested Conditions #2 Alternate Opinion of Value

Client Requested Conditions #3 Condition
Client Requested Conditions #3 Marketing or Exposure Time: Type
Client Requested Conditions #3 Marketing or Exposure Time
Client Requested Conditions #3 Marketing or Exposure Time: Low
Client Requested Conditions #3 Marketing or Exposure Time: High
Client Requested Conditions #3 Alternate Opinion of Value

Client Requested Conditions Commentary

Reconciliation of Market Value

Reconciliation of Market Value Commentary

Appraisal Version Number

Fannie Mae | Freddie Mac
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PUMA Sample

Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

Certifications

PUMA Sample

Appraiser Reference ID

Scope of Work

Is there Additional Scope of Work text?

Additional Scope of Work

Intended Use

Additional Intended Use

Intended User

Are there Additional Intended Users?

Additional Intended Users

Appraiser Certifications

Did Appraiser perform a personal inspection?

Appraiser Level of Inspection

Significant Appraisal Assistance: First Name

Significant Appraisal Assistance: Middle Name

Significant Appraisal Assistance: Last Name

Significant Appraisal Assistance: Suffix Name

Has Appraiser performed prior services for the Subject Property?

Description of Prior Services

Are there Additional Appraiser Certifications?

Additional Appraiser Certifications Type

Additional Appraiser Certifications

Supervisory Appraiser Certifications

Did Supervisory Appraiser perform a personal inspection?

Supervisory Appraiser Level of Inspection

Are there Additional Supervisory Appraiser Certifications?

Additional Supervisory Appraiser Certifications Type

Additional Supervisory Appraiser Certifications

Appraiser Signature

Did Appraiser Sign Report?

Appraiser: Signature

Appraiser: First Name

Appraiser: Middle Name

Appraiser: Last Name

Appraiser: Suffix Name

Appraiser: Date of Signature and Report

Appraiser: License Type

Appraiser: License Type Other

Appraiser: License or Certification Identifier

Appraiser: License State

Appraiser: License Expiration Date

Supervisory Appraisal Signature

Did Supervisory Appraiser Sign Report?

Supervisory Appraiser: Signature

Supervisory Appraiser: First Name

Supervisory Appraiser: Middle Name

Supervisory Appraiser: Last Name

Supervisory Appraiser: Suffix Name

Supervisory Appraiser: Date of Signature and Report

Supervisory Appraiser: License Type

Supervisory Appraiser: License Type Other

Supervisory Appraiser: License or Certification Identifier

Supervisory Appraiser: License State

Supervisory Appraiser: License Expiration Date

Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample

Appraiser Reference ID

Agency Case File ID

Client Reference ID

AMC Reference ID

Uniform Residential Appraisal Report

Revision History

PUMA Sample — Appraiser Reference ID

Revision History	
	Revision #1 Date
	Revision #1 URAR Section
	Revision #1 Description
	Revision #2 Date
	Revision #2 URAR Section
	Revision #2 Description
	Revision #3 Date
	Revision #3 URAR Section
	Revision #3 Description
	Revision #4 Date
	Revision #4 URAR Section
	Revision #4 Description
	Revision #5 Date
	Revision #5 URAR Section
	Revision #5 Description
	Revision #6 Date
	Revision #6 URAR Section
	Revision #6 Description
	Revision #7 Date
	Revision #7 URAR Section
	Revision #7 Description
	Revision #8 Date
	Revision #8 URAR Section
	Revision #8 Description
	Revision #9 Date
	Revision #9 URAR Section
	Revision #9 Description
	Revision #10 Date
	Revision #10 URAR Section
	Revision #10 Description
Reconsideration of Value	
	Was a Reconsideration of Value requested?
	Reconsideration of Value: Type
	Reconsideration of Value: Date
	Reconsideration of Value: Result
	Reconsideration of Value Commentary
	Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Rental Information

PUMA Sample

Appraiser Reference ID

Rent Schedule - Subject Property Rental Information
Unit #1: Unit Identifier
Unit #1: Currently Rented
Unit #1: Occupancy
Unit #1: Monthly Rent
Unit #1: Month-to-Month
Unit #1: Lease Start
Unit #1: Rent Control
Unit #1: Rent Concessions
Unit #1: Utilities/Services Included
Unit #1: Furnished
Unit #2: Unit Identifier
Unit #2: Currently Rented
Unit #2: Occupancy
Unit #2: Monthly Rent
Unit #2: Month-to-Month
Unit #2: Lease Start
Unit #2: Rent Control
Unit #2: Rent Concessions
Unit #2: Utilities/Services Included
Unit #2: Furnished
Unit #3: Unit Identifier
Unit #3: Currently Rented
Unit #3: Occupancy
Unit #3: Monthly Rent
Unit #3: Month-to-Month
Unit #3: Lease Start
Unit #3: Rent Control
Unit #3: Rent Concessions
Unit #3: Utilities/Services Included
Unit #3: Furnished
Unit #4: Unit Identifier
Unit #4: Currently Rented
Unit #4: Occupancy
Unit #4: Monthly Rent
Unit #4: Month-to-Month
Unit #4: Lease Start
Unit #4: Rent Control
Unit #4: Rent Concessions
Unit #4: Utilities/Services Included
Unit #4: Furnished
Description of Rent Control and Impact to Value/Marketability

Uniform Residential Appraisal Report

Rental Information

PUMA Sample — Appraiser Reference ID

Rent Schedule - Actual Income (Monthly)

Rent

- Unit #1: Unit Identifier
- Unit #1: Actual Rent
- Unit #2: Unit Identifier
- Unit #2: Actual Rent
- Unit #3: Unit Identifier
- Unit #3: Actual Rent
- Unit #4: Unit Identifier
- Unit #4: Actual Rent
- Actual Unit Rents Subtotal

Other Real Property Rental Income

- Actual Other Monthly Income #1 Type
- Actual Other Monthly Income #1 Type Other
- Actual Other Monthly Income #1 Amount
- Actual Other Monthly Income #2 Type
- Actual Other Monthly Income #2 Type Other
- Actual Other Monthly Income #2 Amount
- Actual Other Monthly Income #3 Type
- Actual Other Monthly Income #3 Type Other
- Actual Other Monthly Income #3 Amount
- Actual Other Monthly Income #4 Type
- Actual Other Monthly Income #4 Type Other
- Actual Other Monthly Income #4 Amount
- Actual Other Monthly Income Subtotal

Total Actual Monthly Income

Rent Schedule - Opinion of Market Income (Monthly)

Rent

- Unit #1: Unit Identifier
- Unit #1: Estimated Rent
- Unit #2: Unit Identifier
- Unit #2: Estimated Rent
- Unit #3: Unit Identifier
- Unit #3: Estimated Rent
- Unit #4: Unit Identifier
- Unit #4: Estimated Rent
- Estimated Unit Rents Subtotal

Other Real Property Rental Income

- Estimated Other Monthly Income #1 Type
- Estimated Other Monthly Income #1 Type Other
- Estimated Other Monthly Income #1 Amount
- Estimated Other Monthly Income #2 Type
- Estimated Other Monthly Income #2 Type Other
- Estimated Other Monthly Income #2 Amount
- Estimated Other Monthly Income #3 Type
- Estimated Other Monthly Income #3 Type Other
- Estimated Other Monthly Income #3 Amount
- Estimated Other Monthly Income #4 Type
- Estimated Other Monthly Income #4 Type Other
- Estimated Other Monthly Income #4 Amount
- Estimated Other Monthly Income Subtotal

Total Opinion of Market Income

Appraisal Version Number

Fannie Mae | Freddie Mac

September 2024

PUMA Sample — Appraiser Reference ID

- Agency Case File ID
- Client Reference ID
- AMC Reference ID

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Images

PUMA Sample | Appraiser Reference ID

1
Sales Comp 1 Photo 1



Comparable Sale: Image #1: Comparable Number
Comparable Sale: Image #1: Caption

Comparable Sale: Image #1

Comparable Sale: Image #1: File Type
Comparable Sale: Image #1: Category
Comparable Sale: Image #1: Date amd Time of Image
Comparable Sale: Image #1: Elevation
Comparable Sale: Image #1: Latitude
Comparable Sale: Image #1: Longitude

1
Sales Comp 1 Photo 2



Comparable Sale: Image #2: Comparable Number
Comparable Sale: Image #2: Caption

Comparable Sale: Image #2

Comparable Sale: Image #2: File Type
Comparable Sale: Image #2: Category
Comparable Sale: Image #2: Date amd Time of Image
Comparable Sale: Image #2: Elevation
Comparable Sale: Image #2: Latitude
Comparable Sale: Image #2: Longitude

1
Sales Comp 1 Photo 3



Comparable Sale: Image #3: Comparable Number
Comparable Sale: Image #3: Caption

Comparable Sale: Image #3

Comparable Sale: Image #3: File Type
Comparable Sale: Image #3: Category
Comparable Sale: Image #3: Date amd Time of Image
Comparable Sale: Image #3: Elevation
Comparable Sale: Image #3: Latitude
Comparable Sale: Image #3: Longitude

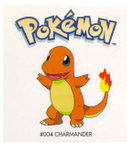
Comparable Sale: Image #4: Comparable Number
Comparable Sale: Image #4: Caption

Comparable Sale: Image #4

Comparable Sale: Image #4: File Type
Comparable Sale: Image #4: Category
Comparable Sale: Image #4: Date amd Time of Image
Comparable Sale: Image #4: Elevation
Comparable Sale: Image #4: Latitude
Comparable Sale: Image #4: Longitude

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Images

PUMA Sample	Appraiser Reference ID
2	Comparable Sale: Image #1: Comparable Number
Sales Comp 2 Photo 1	Comparable Sale: Image #1: Caption
	Comparable Sale: Image #1
	Comparable Sale: Image #1: File Type
	Comparable Sale: Image #1: Category
	Comparable Sale: Image #1: Date amd Time of Image
	Comparable Sale: Image #1: Elevation
	Comparable Sale: Image #1: Latitude
	Comparable Sale: Image #1: Longitude
2	Comparable Sale: Image #2: Comparable Number
Sales Comp 2 Photo 2	Comparable Sale: Image #2: Caption
	Comparable Sale: Image #2
	Comparable Sale: Image #2: File Type
	Comparable Sale: Image #2: Category
	Comparable Sale: Image #2: Date amd Time of Image
	Comparable Sale: Image #2: Elevation
	Comparable Sale: Image #2: Latitude
	Comparable Sale: Image #2: Longitude
2	Comparable Sale: Image #3: Comparable Number
Sales Comp 2 Photo 3	Comparable Sale: Image #3: Caption
	Comparable Sale: Image #3
	Comparable Sale: Image #3: File Type
	Comparable Sale: Image #3: Category
	Comparable Sale: Image #3: Date amd Time of Image
	Comparable Sale: Image #3: Elevation
	Comparable Sale: Image #3: Latitude
	Comparable Sale: Image #3: Longitude
	Comparable Sale: Image #4: Comparable Number
	Comparable Sale: Image #4: Caption
	Comparable Sale: Image #4
	Comparable Sale: Image #4: File Type
	Comparable Sale: Image #4: Category
	Comparable Sale: Image #4: Date amd Time of Image
	Comparable Sale: Image #4: Elevation
	Comparable Sale: Image #4: Latitude
	Comparable Sale: Image #4: Longitude

Uniform Residential Appraisal Report

URAR SCA - Comp %NUM1% - Images

PUMA Sample	Appraiser Reference ID
3 Sales Comp 3 Photo 1	Comparable Sale: Image #1: Comparable Number Comparable Sale: Image #1: Caption
	Comparable Sale: Image #1
	Comparable Sale: Image #1: File Type Comparable Sale: Image #1: Category Comparable Sale: Image #1: Date amd Time of Image Comparable Sale: Image #1: Elevation Comparable Sale: Image #1: Latitude Comparable Sale: Image #1: Longitude
3 Sales Comp 3 Photo 2	Comparable Sale: Image #2: Comparable Number Comparable Sale: Image #2: Caption
	Comparable Sale: Image #2
	Comparable Sale: Image #2: File Type Comparable Sale: Image #2: Category Comparable Sale: Image #2: Date amd Time of Image Comparable Sale: Image #2: Elevation Comparable Sale: Image #2: Latitude Comparable Sale: Image #2: Longitude
3 Sales Comp 3 Photo 3	Comparable Sale: Image #3: Comparable Number Comparable Sale: Image #3: Caption
	Comparable Sale: Image #3
	Comparable Sale: Image #3: File Type Comparable Sale: Image #3: Category Comparable Sale: Image #3: Date amd Time of Image Comparable Sale: Image #3: Elevation Comparable Sale: Image #3: Latitude Comparable Sale: Image #3: Longitude
	Comparable Sale: Image #4: Comparable Number Comparable Sale: Image #4: Caption
	Comparable Sale: Image #4
	Comparable Sale: Image #4: File Type Comparable Sale: Image #4: Category Comparable Sale: Image #4: Date amd Time of Image Comparable Sale: Image #4: Elevation Comparable Sale: Image #4: Latitude Comparable Sale: Image #4: Longitude

Uniform Residential Appraisal Report

Sketch

PUMA Sample

Appraiser Reference ID

Is Sketch or Floor Plan Provided?

Measurement Standard

Measurement Standard Other

Sketch

Sketch #1: Caption



Sketch #1

Sketch #1: File Type

Sketch #1: Category

Sketch #1: Date amd Time of Image

Sketch #1: Elevation

Sketch #1: Latitude

Sketch #1: Longitude

Sketch #2: Caption

Sketch #2

Sketch #2: File Type

Sketch #2: Category

Sketch #2: Date amd Time of Image

Sketch #2: Elevation

Sketch #2: Latitude

Sketch #2: Longitude

Sketch #3: Caption

Sketch #3

Sketch #3: File Type

Sketch #3: Category

Sketch #3: Date amd Time of Image

Sketch #3: Elevation

Sketch #3: Latitude

Sketch #3: Longitude

Sketch #4: Caption

Sketch #4

Sketch #4: File Type

Sketch #4: Category

Sketch #4: Date amd Time of Image

Sketch #4: Elevation

Sketch #4: Latitude

Sketch #4: Longitude

Uniform Residential Appraisal Report

URAR Dwelling Exterior %NUM1% - Images

PUMA Sample	Appraiser Reference ID
Dwelling	Structure Type
1	Structure Identifier
	Dwelling Exterior: Image #1: Caption
	Dwelling Exterior: Image #1
	Dwelling Exterior: Image #1: File Type
	Dwelling Exterior: Image #1: Category
	Dwelling Exterior: Image #1: Date amd Time of Image
	Dwelling Exterior: Image #1: Elevation
	Dwelling Exterior: Image #1: Latitude
	Dwelling Exterior: Image #1: Longitude
	Dwelling Exterior: Image #2: Caption
	Dwelling Exterior: Image #2
	Dwelling Exterior: Image #2: File Type
	Dwelling Exterior: Image #2: Category
	Dwelling Exterior: Image #2: Date amd Time of Image
	Dwelling Exterior: Image #2: Elevation
	Dwelling Exterior: Image #2: Latitude
	Dwelling Exterior: Image #2: Longitude
	Dwelling Exterior: Image #3: Caption
	Dwelling Exterior: Image #3
	Dwelling Exterior: Image #3: File Type
	Dwelling Exterior: Image #3: Category
	Dwelling Exterior: Image #3: Date amd Time of Image
	Dwelling Exterior: Image #3: Elevation
	Dwelling Exterior: Image #3: Latitude
	Dwelling Exterior: Image #3: Longitude
	Dwelling Exterior: Image #4: Caption
	Dwelling Exterior: Image #4
	Dwelling Exterior: Image #4: File Type
	Dwelling Exterior: Image #4: Category
	Dwelling Exterior: Image #4: Date amd Time of Image
	Dwelling Exterior: Image #4: Elevation
	Dwelling Exterior: Image #4: Latitude
	Dwelling Exterior: Image #4: Longitude

Uniform Residential Appraisal Report

URAR Dwelling Exterior %NUM1% - Images

PUMA Sample	Appraiser Reference ID
Dwelling	Structure Type
2	Structure Identifier
	Dwelling Exterior: Image #1: Caption
	Dwelling Exterior: Image #1
	Dwelling Exterior: Image #1: File Type
	Dwelling Exterior: Image #1: Category
	Dwelling Exterior: Image #1: Date amd Time of Image
	Dwelling Exterior: Image #1: Elevation
	Dwelling Exterior: Image #1: Latitude
	Dwelling Exterior: Image #1: Longitude
	Dwelling Exterior: Image #2: Caption
	Dwelling Exterior: Image #2
	Dwelling Exterior: Image #2: File Type
	Dwelling Exterior: Image #2: Category
	Dwelling Exterior: Image #2: Date amd Time of Image
	Dwelling Exterior: Image #2: Elevation
	Dwelling Exterior: Image #2: Latitude
	Dwelling Exterior: Image #2: Longitude
	Dwelling Exterior: Image #3: Caption
	Dwelling Exterior: Image #3
	Dwelling Exterior: Image #3: File Type
	Dwelling Exterior: Image #3: Category
	Dwelling Exterior: Image #3: Date amd Time of Image
	Dwelling Exterior: Image #3: Elevation
	Dwelling Exterior: Image #3: Latitude
	Dwelling Exterior: Image #3: Longitude
	Dwelling Exterior: Image #4: Caption
	Dwelling Exterior: Image #4
	Dwelling Exterior: Image #4: File Type
	Dwelling Exterior: Image #4: Category
	Dwelling Exterior: Image #4: Date amd Time of Image
	Dwelling Exterior: Image #4: Elevation
	Dwelling Exterior: Image #4: Latitude
	Dwelling Exterior: Image #4: Longitude

Uniform Residential Appraisal Report

URAR Dwelling Exterior %NUM1% - Images

PUMA Sample — Appraiser Reference ID

Dwelling — Structure Type

3 — Structure Identifier

Dwelling Exterior: Image #1: Caption



Dwelling Exterior: Image #1

Dwelling Exterior: Image #1: File Type
Dwelling Exterior: Image #1: Category
Dwelling Exterior: Image #1: Date amd Time of Image
Dwelling Exterior: Image #1: Elevation
Dwelling Exterior: Image #1: Latitude
Dwelling Exterior: Image #1: Longitude

Dwelling Exterior: Image #2: Caption

Dwelling Exterior: Image #2

Dwelling Exterior: Image #2: File Type
Dwelling Exterior: Image #2: Category
Dwelling Exterior: Image #2: Date amd Time of Image
Dwelling Exterior: Image #2: Elevation
Dwelling Exterior: Image #2: Latitude
Dwelling Exterior: Image #2: Longitude

Dwelling Exterior: Image #3: Caption

Dwelling Exterior: Image #3

Dwelling Exterior: Image #3: File Type
Dwelling Exterior: Image #3: Category
Dwelling Exterior: Image #3: Date amd Time of Image
Dwelling Exterior: Image #3: Elevation
Dwelling Exterior: Image #3: Latitude
Dwelling Exterior: Image #3: Longitude

Dwelling Exterior: Image #4: Caption

Dwelling Exterior: Image #4

Dwelling Exterior: Image #4: File Type
Dwelling Exterior: Image #4: Category
Dwelling Exterior: Image #4: Date amd Time of Image
Dwelling Exterior: Image #4: Elevation
Dwelling Exterior: Image #4: Latitude
Dwelling Exterior: Image #4: Longitude

Uniform Residential Appraisal Report

URAR Outbuilding %NUM1% - Images

PUMA Sample

Appraiser Reference ID

Outbuilding 1

Structure Type

Outbuilding: Image #1: Caption



Outbuilding: Image #1

Outbuilding: Image #1: File Type
Outbuilding: Image #1: Category
Outbuilding: Image #1: Date amd Time of Image
Outbuilding: Image #1: Elevation
Outbuilding: Image #1: Latitude
Outbuilding: Image #1: Longitude

Outbuilding: Image #2: Caption

Outbuilding: Image #2

Outbuilding: Image #2: File Type
Outbuilding: Image #2: Category
Outbuilding: Image #2: Date amd Time of Image
Outbuilding: Image #2: Elevation
Outbuilding: Image #2: Latitude
Outbuilding: Image #2: Longitude

Outbuilding: Image #3: Caption

Outbuilding: Image #3

Outbuilding: Image #3: File Type
Outbuilding: Image #3: Category
Outbuilding: Image #3: Date amd Time of Image
Outbuilding: Image #3: Elevation
Outbuilding: Image #3: Latitude
Outbuilding: Image #3: Longitude

Outbuilding: Image #4: Caption

Outbuilding: Image #4

Outbuilding: Image #4: File Type
Outbuilding: Image #4: Category
Outbuilding: Image #4: Date amd Time of Image
Outbuilding: Image #4: Elevation
Outbuilding: Image #4: Latitude
Outbuilding: Image #4: Longitude

Uniform Residential Appraisal Report

URAR Outbuilding %NUM1% - Images

PUMA Sample — Appraiser Reference ID

Outbuilding 2 — Structure Type

Outbuilding: Image #1: Caption



Outbuilding: Image #1

Outbuilding: Image #1: File Type
Outbuilding: Image #1: Category
Outbuilding: Image #1: Date amd Time of Image
Outbuilding: Image #1: Elevation
Outbuilding: Image #1: Latitude
Outbuilding: Image #1: Longitude

Outbuilding: Image #2: Caption

Outbuilding: Image #2

Outbuilding: Image #2: File Type
Outbuilding: Image #2: Category
Outbuilding: Image #2: Date amd Time of Image
Outbuilding: Image #2: Elevation
Outbuilding: Image #2: Latitude
Outbuilding: Image #2: Longitude

Outbuilding: Image #3: Caption

Outbuilding: Image #3

Outbuilding: Image #3: File Type
Outbuilding: Image #3: Category
Outbuilding: Image #3: Date amd Time of Image
Outbuilding: Image #3: Elevation
Outbuilding: Image #3: Latitude
Outbuilding: Image #3: Longitude

Outbuilding: Image #4: Caption

Outbuilding: Image #4

Outbuilding: Image #4: File Type
Outbuilding: Image #4: Category
Outbuilding: Image #4: Date amd Time of Image
Outbuilding: Image #4: Elevation
Outbuilding: Image #4: Latitude
Outbuilding: Image #4: Longitude

Uniform Residential Appraisal Report

URAR Outbuilding %NUM1% - Images

PUMA Sample	Appraiser Reference ID
Outbuilding 3	Structure Type
	Outbuilding: Image #1: Caption
	Outbuilding: Image #1
	Outbuilding: Image #1: File Type
	Outbuilding: Image #1: Category
	Outbuilding: Image #1: Date amd Time of Image
	Outbuilding: Image #1: Elevation
	Outbuilding: Image #1: Latitude
	Outbuilding: Image #1: Longitude
	Outbuilding: Image #2: Caption
	Outbuilding: Image #2
	Outbuilding: Image #2: File Type
	Outbuilding: Image #2: Category
	Outbuilding: Image #2: Date amd Time of Image
	Outbuilding: Image #2: Elevation
	Outbuilding: Image #2: Latitude
	Outbuilding: Image #2: Longitude
	Outbuilding: Image #3: Caption
	Outbuilding: Image #3
	Outbuilding: Image #3: File Type
	Outbuilding: Image #3: Category
	Outbuilding: Image #3: Date amd Time of Image
	Outbuilding: Image #3: Elevation
	Outbuilding: Image #3: Latitude
	Outbuilding: Image #3: Longitude
	Outbuilding: Image #4: Caption
	Outbuilding: Image #4
	Outbuilding: Image #4: File Type
	Outbuilding: Image #4: Category
	Outbuilding: Image #4: Date amd Time of Image
	Outbuilding: Image #4: Elevation
	Outbuilding: Image #4: Latitude
	Outbuilding: Image #4: Longitude

Uniform Residential Appraisal Report

Manufactured Home Exhibits

PUMA Sample

Appraiser Reference ID

Manufactured Home: Image #1: Caption



Manufactured Home: Image #1

Manufactured Home: Image #1: File Type
Manufactured Home: Image #1: Category
Manufactured Home: Image #1: Date amd Time of Image
Manufactured Home: Image #1: Elevation
Manufactured Home: Image #1: Latitude
Manufactured Home: Image #1: Longitude

Manufactured Home: Image #2: Caption



Manufactured Home: Image #2

Manufactured Home: Image #2: File Type
Manufactured Home: Image #2: Category
Manufactured Home: Image #2: Date amd Time of Image
Manufactured Home: Image #2: Elevation
Manufactured Home: Image #2: Latitude
Manufactured Home: Image #2: Longitude

Manufactured Home: Image #3: Caption

Manufactured Home: Image #3

Manufactured Home: Image #3: File Type
Manufactured Home: Image #3: Category
Manufactured Home: Image #3: Date amd Time of Image
Manufactured Home: Image #3: Elevation
Manufactured Home: Image #3: Latitude
Manufactured Home: Image #3: Longitude

Manufactured Home: Image #4: Caption

Manufactured Home: Image #4

Manufactured Home: Image #4: File Type
Manufactured Home: Image #4: Category
Manufactured Home: Image #4: Date amd Time of Image
Manufactured Home: Image #4: Elevation
Manufactured Home: Image #4: Latitude
Manufactured Home: Image #4: Longitude

Uniform Residential Appraisal Report

Functional Obsolescence Exhibits

PUMA Sample

Appraiser Reference ID

Functional Obsolescence: Image #1: Caption



Functional Obsolescence: Image #1

Functional Obsolescence: Image #1: File Type
Functional Obsolescence: Image #1: Category
Functional Obsolescence: Image #1: Date amd Time of Image
Functional Obsolescence: Image #1: Elevation
Functional Obsolescence: Image #1: Latitude
Functional Obsolescence: Image #1: Longitude

Functional Obsolescence: Image #2: Caption

Functional Obsolescence: Image #2

Functional Obsolescence: Image #2: File Type
Functional Obsolescence: Image #2: Category
Functional Obsolescence: Image #2: Date amd Time of Image
Functional Obsolescence: Image #2: Elevation
Functional Obsolescence: Image #2: Latitude
Functional Obsolescence: Image #2: Longitude

Functional Obsolescence: Image #3: Caption

Functional Obsolescence: Image #3

Functional Obsolescence: Image #3: File Type
Functional Obsolescence: Image #3: Category
Functional Obsolescence: Image #3: Date amd Time of Image
Functional Obsolescence: Image #3: Elevation
Functional Obsolescence: Image #3: Latitude
Functional Obsolescence: Image #3: Longitude

Functional Obsolescence: Image #4: Caption

Functional Obsolescence: Image #4

Functional Obsolescence: Image #4: File Type
Functional Obsolescence: Image #4: Category
Functional Obsolescence: Image #4: Date amd Time of Image
Functional Obsolescence: Image #4: Elevation
Functional Obsolescence: Image #4: Latitude
Functional Obsolescence: Image #4: Longitude

Uniform Residential Appraisal Report

Vehicle Storage Exhibits

PUMA Sample

Appraiser Reference ID

Vehicle Storage 1

Vehicle Storage: Image #1: Caption



Vehicle Storage: Image #1

Vehicle Storage: Image #1: File Type
Vehicle Storage: Image #1: Category
Vehicle Storage: Image #1: Date amd Time of Image
Vehicle Storage: Image #1: Elevation
Vehicle Storage: Image #1: Latitude
Vehicle Storage: Image #1: Longitude

Vehicle Storage 2

Vehicle Storage: Image #2: Caption



Vehicle Storage: Image #2

Vehicle Storage: Image #2: File Type
Vehicle Storage: Image #2: Category
Vehicle Storage: Image #2: Date amd Time of Image
Vehicle Storage: Image #2: Elevation
Vehicle Storage: Image #2: Latitude
Vehicle Storage: Image #2: Longitude

Vehicle Storage: Image #3: Caption

Vehicle Storage: Image #3

Vehicle Storage: Image #3: File Type
Vehicle Storage: Image #3: Category
Vehicle Storage: Image #3: Date amd Time of Image
Vehicle Storage: Image #3: Elevation
Vehicle Storage: Image #3: Latitude
Vehicle Storage: Image #3: Longitude

Vehicle Storage: Image #4: Caption

Vehicle Storage: Image #4

Vehicle Storage: Image #4: File Type
Vehicle Storage: Image #4: Category
Vehicle Storage: Image #4: Date amd Time of Image
Vehicle Storage: Image #4: Elevation
Vehicle Storage: Image #4: Latitude
Vehicle Storage: Image #4: Longitude

Uniform Residential Appraisal Report

Subject Listing Information Exhibits

PUMA Sample

Appraiser Reference ID

Subject Listing Information 1

Subject Listing Information: Image #1: Caption



Subject Listing Information: Image #1

Subject Listing Information: Image #1: File Type
Subject Listing Information: Image #1: Category
Subject Listing Information: Image #1: Date amd Time of Image
Subject Listing Information: Image #1: Elevation
Subject Listing Information: Image #1: Latitude
Subject Listing Information: Image #1: Longitude

Subject Listing Information: Image #2: Caption

Subject Listing Information: Image #2

Subject Listing Information: Image #2: File Type
Subject Listing Information: Image #2: Category
Subject Listing Information: Image #2: Date amd Time of Image
Subject Listing Information: Image #2: Elevation
Subject Listing Information: Image #2: Latitude
Subject Listing Information: Image #2: Longitude

Subject Listing Information: Image #3: Caption

Subject Listing Information: Image #3

Subject Listing Information: Image #3: File Type
Subject Listing Information: Image #3: Category
Subject Listing Information: Image #3: Date amd Time of Image
Subject Listing Information: Image #3: Elevation
Subject Listing Information: Image #3: Latitude
Subject Listing Information: Image #3: Longitude

Subject Listing Information: Image #4: Caption

Subject Listing Information: Image #4

Subject Listing Information: Image #4: File Type
Subject Listing Information: Image #4: Category
Subject Listing Information: Image #4: Date amd Time of Image
Subject Listing Information: Image #4: Elevation
Subject Listing Information: Image #4: Latitude
Subject Listing Information: Image #4: Longitude

Uniform Residential Appraisal Report

Assignment Information Exhibits

PUMA Sample

Appraiser Reference ID

Assignment Information 1

Assignment Information: Image #1: Caption



Assignment Information: Image #1

Assignment Information: Image #1: File Type
Assignment Information: Image #1: Category
Assignment Information: Image #1: Date amd Time of Image
Assignment Information: Image #1: Elevation
Assignment Information: Image #1: Latitude
Assignment Information: Image #1: Longitude

Assignment Information: Image #2: Caption

Assignment Information: Image #2

Assignment Information: Image #2: File Type
Assignment Information: Image #2: Category
Assignment Information: Image #2: Date amd Time of Image
Assignment Information: Image #2: Elevation
Assignment Information: Image #2: Latitude
Assignment Information: Image #2: Longitude

Assignment Information: Image #3: Caption

Assignment Information: Image #3

Assignment Information: Image #3: File Type
Assignment Information: Image #3: Category
Assignment Information: Image #3: Date amd Time of Image
Assignment Information: Image #3: Elevation
Assignment Information: Image #3: Latitude
Assignment Information: Image #3: Longitude

Assignment Information: Image #4: Caption

Assignment Information: Image #4

Assignment Information: Image #4: File Type
Assignment Information: Image #4: Category
Assignment Information: Image #4: Date amd Time of Image
Assignment Information: Image #4: Elevation
Assignment Information: Image #4: Latitude
Assignment Information: Image #4: Longitude

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Disaster Mitigation Exhibits

PUMA Sample

Appraiser Reference ID

Disaster Mitigation 1

Disaster Mitigation: Image #1: Caption



Disaster Mitigation: Image #1

Disaster Mitigation: Image #1: File Type
Disaster Mitigation: Image #1: Category
Disaster Mitigation: Image #1: Date amd Time of Image
Disaster Mitigation: Image #1: Elevation
Disaster Mitigation: Image #1: Latitude
Disaster Mitigation: Image #1: Longitude

Disaster Mitigation: Image #2: Caption

Disaster Mitigation: Image #2

Disaster Mitigation: Image #2: File Type
Disaster Mitigation: Image #2: Category
Disaster Mitigation: Image #2: Date amd Time of Image
Disaster Mitigation: Image #2: Elevation
Disaster Mitigation: Image #2: Latitude
Disaster Mitigation: Image #2: Longitude

Disaster Mitigation: Image #3: Caption

Disaster Mitigation: Image #3

Disaster Mitigation: Image #3: File Type
Disaster Mitigation: Image #3: Category
Disaster Mitigation: Image #3: Date amd Time of Image
Disaster Mitigation: Image #3: Elevation
Disaster Mitigation: Image #3: Latitude
Disaster Mitigation: Image #3: Longitude

Disaster Mitigation: Image #4: Caption

Disaster Mitigation: Image #4

Disaster Mitigation: Image #4: File Type
Disaster Mitigation: Image #4: Category
Disaster Mitigation: Image #4: Date amd Time of Image
Disaster Mitigation: Image #4: Elevation
Disaster Mitigation: Image #4: Latitude
Disaster Mitigation: Image #4: Longitude

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Energy Efficient and Green Features Exhibits

PUMA Sample

Appraiser Reference ID

Energy Efficitent and Green Feature 1

Energy Efficient and Green Features: Image #1: Caption



Energy Efficient and Green Features: Image #1

Energy Efficient and Green Features: Image #1: File Type
Energy Efficient and Green Features: Image #1: Category
Energy Efficient and Green Features: Image #1: Date amd Time of Image
Energy Efficient and Green Features: Image #1: Elevation
Energy Efficient and Green Features: Image #1: Latitude
Energy Efficient and Green Features: Image #1: Longitude

Energy Efficient and Green Features: Image #2: Caption

Energy Efficient and Green Features: Image #2

Energy Efficient and Green Features: Image #2: File Type
Energy Efficient and Green Features: Image #2: Category
Energy Efficient and Green Features: Image #2: Date amd Time of Image
Energy Efficient and Green Features: Image #2: Elevation
Energy Efficient and Green Features: Image #2: Latitude
Energy Efficient and Green Features: Image #2: Longitude

Energy Efficient and Green Features: Image #3: Caption

Energy Efficient and Green Features: Image #3

Energy Efficient and Green Features: Image #3: File Type
Energy Efficient and Green Features: Image #3: Category
Energy Efficient and Green Features: Image #3: Date amd Time of Image
Energy Efficient and Green Features: Image #3: Elevation
Energy Efficient and Green Features: Image #3: Latitude
Energy Efficient and Green Features: Image #3: Longitude

Energy Efficient and Green Features: Image #4: Caption

Energy Efficient and Green Features: Image #4

Energy Efficient and Green Features: Image #4: File Type
Energy Efficient and Green Features: Image #4: Category
Energy Efficient and Green Features: Image #4: Date amd Time of Image
Energy Efficient and Green Features: Image #4: Elevation
Energy Efficient and Green Features: Image #4: Latitude
Energy Efficient and Green Features: Image #4: Longitude

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Site Exhibits

PUMA Sample

Appraiser Reference ID

Site 1

Site: Image #1: Caption



Site: Image #1

Site: Image #1: File Type
Site: Image #1: Category
Site: Image #1: Date amd Time of Image
Site: Image #1: Elevation
Site: Image #1: Latitude
Site: Image #1: Longitude

Site: Image #2: Caption

Site: Image #2

Site: Image #2: File Type
Site: Image #2: Category
Site: Image #2: Date amd Time of Image
Site: Image #2: Elevation
Site: Image #2: Latitude
Site: Image #2: Longitude

Site: Image #3: Caption

Site: Image #3

Site: Image #3: File Type
Site: Image #3: Category
Site: Image #3: Date amd Time of Image
Site: Image #3: Elevation
Site: Image #3: Latitude
Site: Image #3: Longitude

Site: Image #4: Caption

Site: Image #4

Site: Image #4: File Type
Site: Image #4: Category
Site: Image #4: Date amd Time of Image
Site: Image #4: Elevation
Site: Image #4: Latitude
Site: Image #4: Longitude

Uniform Residential Appraisal Report

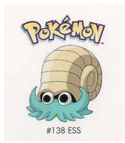
Subject Property Exhibits

PUMA Sample

Appraiser Reference ID

Subject Property 1

Subject Property: Image #1: Caption



Subject Property: Image #1

Subject Property: Image #1: File Type
Subject Property: Image #1: Category
Subject Property: Image #1: Date amd Time of Image
Subject Property: Image #1: Elevation
Subject Property: Image #1: Latitude
Subject Property: Image #1: Longitude

Subject Property: Image #2: Caption

Subject Property: Image #2

Subject Property: Image #2: File Type
Subject Property: Image #2: Category
Subject Property: Image #2: Date amd Time of Image
Subject Property: Image #2: Elevation
Subject Property: Image #2: Latitude
Subject Property: Image #2: Longitude

Subject Property: Image #3: Caption

Subject Property: Image #3

Subject Property: Image #3: File Type
Subject Property: Image #3: Category
Subject Property: Image #3: Date amd Time of Image
Subject Property: Image #3: Elevation
Subject Property: Image #3: Latitude
Subject Property: Image #3: Longitude

Subject Property: Image #4: Caption

Subject Property: Image #4

Subject Property: Image #4: File Type
Subject Property: Image #4: Category
Subject Property: Image #4: Date amd Time of Image
Subject Property: Image #4: Elevation
Subject Property: Image #4: Latitude
Subject Property: Image #4: Longitude

Uniform Residential Appraisal Report

Market Exhibits

PUMA Sample

Appraiser Reference ID

Market 1

Market: Image #1: Caption



Market: Image #1

Market: Image #1: File Type
Market: Image #1: Category
Market: Image #1: Date amd Time of Image
Market: Image #1: Elevation
Market: Image #1: Latitude
Market: Image #1: Longitude

Market: Image #2: Caption

Market: Image #2

Market: Image #2: File Type
Market: Image #2: Category
Market: Image #2: Date amd Time of Image
Market: Image #2: Elevation
Market: Image #2: Latitude
Market: Image #2: Longitude

Market: Image #3: Caption

Market: Image #3

Market: Image #3: File Type
Market: Image #3: Category
Market: Image #3: Date amd Time of Image
Market: Image #3: Elevation
Market: Image #3: Latitude
Market: Image #3: Longitude

Market: Image #4: Caption

Market: Image #4

Market: Image #4: File Type
Market: Image #4: Category
Market: Image #4: Date amd Time of Image
Market: Image #4: Elevation
Market: Image #4: Latitude
Market: Image #4: Longitude

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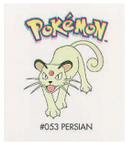
Market Exhibits

PUMA Sample	Appraiser Reference ID
(continued)	
Market 5	Market: Image #5: Caption
	Market: Image #5
	Market: Image #5: File Type
	Market: Image #5: Category
	Market: Image #5: Date amd Time of Image
	Market: Image #5: Elevation
	Market: Image #5: Latitude
	Market: Image #5: Longitude
	Market: Image #6: Caption
	Market: Image #6
	Market: Image #6: File Type
	Market: Image #6: Category
	Market: Image #6: Date amd Time of Image
	Market: Image #6: Elevation
	Market: Image #6: Latitude
	Market: Image #6: Longitude
	Appraisal Version Number
Fannie Mae | Freddie Mac	
September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Prior Sale and Transfer History Exhibits

PUMA Sample

Appraiser Reference ID

Prior Sale 1

Prior Sale and Transfer History: Image #1: Caption



Prior Sale and Transfer History: Image #1

Prior Sale and Transfer History: Image #1: File Type
Prior Sale and Transfer History: Image #1: Category
Prior Sale and Transfer History: Image #1: Date amd Time of Image
Prior Sale and Transfer History: Image #1: Elevation
Prior Sale and Transfer History: Image #1: Latitude
Prior Sale and Transfer History: Image #1: Longitude

Prior Sale and Transfer History: Image #2: Caption

Prior Sale and Transfer History: Image #2

Prior Sale and Transfer History: Image #2: File Type
Prior Sale and Transfer History: Image #2: Category
Prior Sale and Transfer History: Image #2: Date amd Time of Image
Prior Sale and Transfer History: Image #2: Elevation
Prior Sale and Transfer History: Image #2: Latitude
Prior Sale and Transfer History: Image #2: Longitude

Prior Sale and Transfer History: Image #3: Caption

Prior Sale and Transfer History: Image #3

Prior Sale and Transfer History: Image #3: File Type
Prior Sale and Transfer History: Image #3: Category
Prior Sale and Transfer History: Image #3: Date amd Time of Image
Prior Sale and Transfer History: Image #3: Elevation
Prior Sale and Transfer History: Image #3: Latitude
Prior Sale and Transfer History: Image #3: Longitude

Prior Sale and Transfer History: Image #4: Caption

Prior Sale and Transfer History: Image #4

Prior Sale and Transfer History: Image #4: File Type
Prior Sale and Transfer History: Image #4: Category
Prior Sale and Transfer History: Image #4: Date amd Time of Image
Prior Sale and Transfer History: Image #4: Elevation
Prior Sale and Transfer History: Image #4: Latitude
Prior Sale and Transfer History: Image #4: Longitude

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Prior Sale and Transfer History Exhibits

PUMA Sample — Appraiser Reference ID

(continued)

Prior Sale 5 — Prior Sale and Transfer History: Image #5: Caption



Prior Sale and Transfer History: Image #5

Prior Sale and Transfer History: Image #5: File Type
Prior Sale and Transfer History: Image #5: Category
Prior Sale and Transfer History: Image #5: Date amd Time of Image
Prior Sale and Transfer History: Image #5: Elevation
Prior Sale and Transfer History: Image #5: Latitude
Prior Sale and Transfer History: Image #5: Longitude

Prior Sale and Transfer History: Image #6: Caption

Prior Sale and Transfer History: Image #6

Prior Sale and Transfer History: Image #6: File Type
Prior Sale and Transfer History: Image #6: Category
Prior Sale and Transfer History: Image #6: Date amd Time of Image
Prior Sale and Transfer History: Image #6: Elevation
Prior Sale and Transfer History: Image #6: Latitude
Prior Sale and Transfer History: Image #6: Longitude

Appraisal Version Number

Fannie Mae | Freddie Mac
September 2024

PUMA Sample — Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

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Sales Contract Exhibits

PUMA Sample

Appraiser Reference ID

Contract 1

Sales Contract: Image #1: Caption



Sales Contract: Image #1

Sales Contract: Image #1: File Type
Sales Contract: Image #1: Category
Sales Contract: Image #1: Date amd Time of Image
Sales Contract: Image #1: Elevation
Sales Contract: Image #1: Latitude
Sales Contract: Image #1: Longitude

Sales Contract: Image #2: Caption

Sales Contract: Image #2

Sales Contract: Image #2: File Type
Sales Contract: Image #2: Category
Sales Contract: Image #2: Date amd Time of Image
Sales Contract: Image #2: Elevation
Sales Contract: Image #2: Latitude
Sales Contract: Image #2: Longitude

Sales Contract: Image #3: Caption

Sales Contract: Image #3

Sales Contract: Image #3: File Type
Sales Contract: Image #3: Category
Sales Contract: Image #3: Date amd Time of Image
Sales Contract: Image #3: Elevation
Sales Contract: Image #3: Latitude
Sales Contract: Image #3: Longitude

Sales Contract: Image #4: Caption

Sales Contract: Image #4

Sales Contract: Image #4: File Type
Sales Contract: Image #4: Category
Sales Contract: Image #4: Date amd Time of Image
Sales Contract: Image #4: Elevation
Sales Contract: Image #4: Latitude
Sales Contract: Image #4: Longitude

PUMA Sample	Appraiser Reference ID
(continued)	
Contract 5	Sales Contract: Image #5: Caption
	Sales Contract: Image #5
	Sales Contract: Image #5: File Type
	Sales Contract: Image #5: Category
	Sales Contract: Image #5: Date amd Time of Image
	Sales Contract: Image #5: Elevation
	Sales Contract: Image #5: Latitude
	Sales Contract: Image #5: Longitude
	Sales Contract: Image #6: Caption
	Sales Contract: Image #6
	Sales Contract: Image #6: File Type
	Sales Contract: Image #6: Category
	Sales Contract: Image #6: Date amd Time of Image
	Sales Contract: Image #6: Elevation
	Sales Contract: Image #6: Latitude
	Sales Contract: Image #6: Longitude
	Appraisal Version Number
Fannie Mae | Freddie Mac September 2024	
PUMA Sample	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID