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

☐ 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

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

Uniform Residential Appraisal Report

Summary

	Subject Street, City, State, Zip
	Appraisal Version Number
Fannie Mae | Freddie Mac	
December 2023	
	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Assignment

Appraiser Reference ID

Assignment Reason
Assignment Reason Other
Borrower Name #1
Borrower Name #2
Seller Name #1
Seller Name #2
Current Owner of Public Record #1
Current Owner of Public Record #2
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
Appraiser Fee
AMC Fee
Government Agency
Investor Requested Special Identification

Contact Information

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

Appraiser

Appraiser: 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

Appraiser Reference ID

Contact Information (continued)
Supervisory Appraiser
Supervisory Appraiser: 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
Significant Real Property Appraisal Assistance
Signitifacnt Appraiser Assistance: Name
Signitifacnt Appraiser Assistance: Credentials: Level
Signitifacnt Appraiser Assistance: Credentials: Level Other
Signitifacnt Appraiser Assistance: Credentials: ID
Signitifacnt Appraiser Assistance: Credentials: State
Signitifacnt Appraiser Assistance: Credentials: Expiration
Significant Real Property Appraisal Assistance Description
Property Data Report
Property Data Report: Name
Property Data Report: Occupation
Property Data Report: Company Name
Property Data Report: Company Address: Street
Property Data Report: Company Address: City
Property Data Report: Company Address: State
Property Data Report: Company Address: Zip Code
Property Data Report: Reference ID
Property Data Report: Subject Property Inspection: Exterior
Property Data Report: Subject Property Inspection: Interior
Property Data Report: Subject Property Inspection: Expiration
Assignment Information and Scope of Work Commentary
Assignment Information and Scope of Work Commentary
Appraisal Version Number
Fannie Mae | Freddie Mac
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Uniform Residential Appraisal Report

Subject

Appraiser Reference ID

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

Alternate Property Address
Alternate Property City
Alternate Property State
Alternate Property Zip Code

Property County
Neighborhood Name

☐ 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
Dwellings Containing Units
Description of Special Tax Assessments and Impact to Value/Marketability

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

All Rights Included in Appraisal
Rights Not Included #1
Rights Not Included #2
Mineral Rights Leased
Mineral Rights Leased Other
Description of Rights Not Included

Legal Description

Legal Description

Subject Property Commentary

Subject Property Commentary

	Appraiser Reference ID
	Appraisal Version Number
Fannie Mae | Freddie Mac	
December 2023	
	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
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Uniform Residential Appraisal Report

Apparent Defects, Damages, Deficiencies Requiring Action

Appraiser Reference ID

Site
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

Uniform Residential Appraisal Report

Apparent Defects, Damages, Deficiencies Requiring Action

Appraiser Reference ID

Dwelling Exterior #1
Building 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

Uniform Residential Appraisal Report

Apparent Defects, Damages, Deficiencies Requiring Action

Appraiser Reference ID

Dwelling Exterior #2

Building 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

Uniform Residential Appraisal Report

Apparent Defects, Damages, Deficiencies Requiring Action

Appraiser Reference ID

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

Appraiser Reference ID

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

Appraiser Reference ID

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

Uniform Residential Appraisal Report

Apparent Defects, Damages, Deficiencies Requiring Action

Appraiser Reference ID

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

Uniform Residential Appraisal Report

Apparent Defects, Damages, Deficiencies Requiring Action

Appraiser Reference ID

Outbuilding #1
Building 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

Appraiser Reference ID

Outbuilding #2

Building 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

Uniform Residential Appraisal Report

Apparent Defects, Damages, Deficiencies Requiring Action

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

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

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

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

Uniform Residential Appraisal Report

Apparent Defects, Damages, Deficiencies Requiring Action

Appraiser Reference ID

Vehicle Storage
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

Uniform Residential Appraisal Report

Apparent Defects, Damages, Deficiencies Requiring Action

	Appraiser Reference ID
Subject Property Amenities	
	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
Rating and Estimated Cost	
	Defects, Damages, Deficiencies: Total Estimated Cost to Repair
	As Is Overall Condition Rating
	Total Estimated Cost of Items Recommended for Repair
	Appraisal Version Number
Fannie Mae | Freddie Mac	
December 2023	
	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Disaster Mitigation

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 Comments
Appraisal Version Number
Fannie Mae | Freddie Mac
December 2023
Appraiser Reference ID
Agency Case File ID
Client Reference ID
AMC Reference ID

Uniform Residential Appraisal Report

Energy Efficient and Green Features

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

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Energy Efficient and Green Features

	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 Commentary
	Appraisal Version Number
Fannie Mae | Freddie Mac	
December 2023	
	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Manufactured Home

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
Description of Modification, Attachment, or Addition #1

Modification, Attachment, or Addition #2
Description of Modification, Attachment, or Addition #2

Modification, Attachment, or Addition #3
Description of Modification, Attachment, or Addition #3

Modification, Attachment, or Addition #4
Description of Modification, Attachment, or Addition #4

Modification, Attachment, or Addition #5
Description of Modification, Attachment, or Addition #5

Modification, Attachment, or Addition #6
Description of Modification, Attachment, or Addition #6

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
Identifier #1
Certification #2
Identifier #2
Certification #3
Identifier #3

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

Appraiser Reference ID

Appraisal Version Number

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

Uniform Residential Appraisal Report

Functional Obsolescence

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

Uniform Residential Appraisal Report

Vehicle Storage

Appraiser Reference ID

Storage Type #1
Storage Typ #1 Other
Number of Parking Spaces #1
Assignment Type #1
Assignment Type #1 Other
Detail Type #1
Detail Type #1 Other
Storage Size #1

Storage Type #2
Storage Type #2 Other
Number of Parking Spaces #2
Assignment Type #2
Assignment Type #2 Other
Detail Type #2
Detail Type #2 Other
Storage Size #2

Storage Type #3
Storage Type #3 Other
Number of Parking Spaces #3
Assignment Type #3
Assignment Type #3 Other
Detail Typ #3e
Detail Type #3 Other
Storage Size #3

Storage Type #4
Storage Type #4 Other
Number of Parking Spaces #4
Assignment Type #4
Assignment Type #4 Other
Detail Type #4
Detail Type #4 Other
Storage Size #4

Storage Type #5
Storage Type #5 Other
Number of Parking Spaces #5
Assignment Type #5
Assignment Type #5 Other
Detail Type #5
Detail Type #5 Other
Storage Size #5

Storage Type #6
Storage Type #6 Other
Number of Parking Spaces #6
Assignment Type #6
Assignment Type Other #6
Detail Type #6
Detail Type Other #6
Storage Size #6

Vehicle Storage Commentary

Vehicle Storage Commentary

Appraisal Version Number

Fannie Mae | Freddie Mac
December 2023

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

Uniform Residential Appraisal Report

Site

Appraiser Reference ID

Site

Total Site Size
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 Description #1
APN Description #1 Other
Parcel Size #1

Assessor Parcel Number (APN) #2
APN Description #2
APN Description #2 Other
Parcel Size #2

Assessor Parcel Number (APN) #3
APN Description #3
APN Description #3 Other
Parcel Size #3

Assessor Parcel Number (APN) #4
APN Description #4
APN Description #4 Other
Parcel Size #4

Zoning

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

Description of Zoning Compliance

Property Use

Primarily Residential
Residential Use
Non-Residential Use
Non-Residential Use Other
Non-Residential Modification

Description of Non-Residential Use/Modification

Appraiser Reference ID

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

Influence #1
Influence #1 Other
Influence #1 Proximity
Influence #1 Detail
Influence #1 Other Detail
Influence #1 Meets Policy Requirements
Influence #1 Impact
Influence #1 Comment

Influence #2
Influence #2 Other
Influence #2 Proximity
Influence #2 Detail
Influence #2 Other Detail
Influence #2 Meets Policy Requirements
Influence #2 Impact
Influence #2 Comment

Influence #3
Influence #3 Other
Influence #3 Proximity
Influence #3 Detail
Influence #3 Other Detail
Influence #3 Meets Policy Requirements
Influence #3 Impact
Influence #3 Comment

Influence #4
Influence #4 Other
Influence #4 Proximity
Influence #4 Detail
Influence #4 Other Detail
Influence #4 Meets Policy Requirements
Influence #4 Impact
Influence #4 Comment

Influence #5
Influence #5 Other
Influence #5 Proximity
Influence #5 Detail
Influence #5 Other Detail
Influence #5 Meets Policy Requirements
Influence #5 Impact
Influence #5 Comment

Appraiser Reference ID

Site Influence (continued)

Influence #6
Influence #6 Other
Influence #6 Proximity
Influence #6 Detail
Influence #6 Other Detail
Influence #6 Meets Policy Requirements
Influence #6 Impact
Influence #6 Comment

Site Influence Commentary

Apparent Environmental Condition

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

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

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

Environmental Condition #4 Detail
Environmental Condition #4 Detail Other
Environmental Condition #4 Proximity
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
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
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 Commentary

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 Uses

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 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 Comment

Appraiser Reference ID

Site Features and Impact to Value / Marketability (continued)	
Property Restrictions	
	Property Restriction #1 Detail
	Property Restriction #1 Other
	Property Restriction #1 Impact
	Property Restriction #1 Comment
	Property Restriction #2 Detail
	Property Restriction #2 Other
	Property Restriction #2 Impact
	Property Restriction #2 Comment
	Property Restriction #3 Detail
	Property Restriction #3 Other
	Property Restriction #3 Impact
	Property Restriction #3 Comment
	Property Restriction #4 Detail
	Property Restriction #4 Other
	Property Restriction #4 Impact
	Property Restriction #4 Comment
Easements	
	Easement #1 Detail
	Easement #1 Other
	Easement #1 Impact
	Easement #1 Comment
	Easement #2 Detail
	Easement #2 Other
	Easement #2 Impact
	Easement #2 Comment
	Easement #3 Detail
	Easement #3 Other
	Easement #3 Impact
	Easement #3 Comment
	Easement #4 Detail
	Easement #4 Other
	Easement #4 Impact
	Easement #4 Comment
Encroachments	
	Encroachment #1 Detail
	Encroachment #1 Other
	Encroachment #1 Impact
	Encroachment #1 Comment
	Encroachment #2 Detail
	Encroachment #2 Other
	Encroachment #2 Impact
	Encroachment #2 Comment
	Encroachment #3 Detail
	Encroachment #3 Other
	Encroachment #3 Impact
	Encroachment #3 Comment
	Encroachment #4 Detail
	Encroachment #4 Other
	Encroachment #4 Impact
	Encroachment #4 Comment

Appraiser Reference ID

Site Features and Impact to Value / Marketability (continued)

Site Characteristics

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

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

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

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

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

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

Site Features Commentary

Site Features Commentary

Utilities and Impact to Value / Marketability

Broadband Internet Available
Dwelling/Improvement Within Utility Easement

Electricity

Electricity #1 Public
Electricity #1 Private
Electricity #1 Private Source
Electricity #1 Private Source Other
Electricity #1 Is Private Utility Shared?
Electricity #1 Private Utility Impact
Electricity #1 Electricity Comment

Electricity #2 Public
Electricity #2 Private
Electricity #2 Private Source
Electricity #2 Private Source Other
Electricity #2 Is Private Utility Shared?
Electricity #2 Private Utility Impact
Electricity #2 Electricity Comment

Appraiser Reference ID

Utilities and Impact to Value / Marketability (continued)	
Gas	
	Gas #1 Public
	Gas #1 Private
	Gas #1 Source
	Gas #1 Source Other
	Gas #1 Private Utility Impact
	Gas #1 Comment
	Gas #2 Public
	Gas #2 Private
	Gas #2 Source
	Gas #2 Source Other
	Gas #2 Private Utility Impact
	Gas #2 Comment
Sanitary Sewer	
	Sanitary Sewer #1 Public
	Sanitary Sewer #1 Private
	Sanitary Sewer #1 Public Available Not Connected
	Sanitary Sewer #1 System
	Sanitary Sewer #1 System Other
	Sanitary Sewer #1 Private Utility Impact
	Sanitary Sewer #1 Comment
	Sanitary Sewer #2 Public
	Sanitary Sewer #2 Private
	Sanitary Sewer #2 Public Available Not Connected
	Sanitary Sewer #2 System
	Sanitary Sewer #2 System Other
	Sanitary Sewer #2 Private Utility Impact
	Sanitary Sewer #2 Comment
Water	
	Water #1 Public
	Water #1 Private
	Water #1 Source(s)
	Water #1 Source Other
	Water #1 Public Available Not Connected
	Water #1 Well Meets Distance Requirements
	Water #1 Private Utility Impact
	Water #1 Comment
	Water #2 Public
	Water #2 Private
	Water #2 Source(s)
	Water #2 Source Other
	Water #2 Public Available Not Connected
	Water #2 Well Meets Distance Requirements
	Water #2 Private Utility Impact
	Water #2 Comment
Other Utility	
	Other Utility #1 Public
	Other Utility #1 Private
	Other Utility #1 Detail
	Other Utility #1 Private Impact
	Other Utility #1 Comment
	Other Utility #2 Public
	Other Utility #2 Private
	Other Utility #2 Detail
	Other Utility #2 Private Impact
	Other Utility #2 Comment

Appraiser Reference ID

Site Valuation Methodology
Opinion of Site Value
Primary Site Valuation Method
Primary Site Valuation Method Other

Site Comparable #1

Address
City
State
ZIP Code
County
Data Source
Other Data Source
Assessor Parcel Number (APN)
Site Size
Sale Date
Price

Site Comparable #2

Address
City
State
ZIP Code
County
Data Source
Other Data Source
Assessor Parcel Number (APN)
Site Size
Sale Date
Price

Site Comparable #3

Address
City
State
ZIP Code
County
Data Source
Other Data Source
Assessor Parcel Number (APN)
Site Size
Sale Date
Price

Site Comparable #4

Address
City
State
ZIP Code
County
Data Source
Other Data Source
Assessor Parcel Number (APN)
Site Size
Sale Date
Price

Site Comparable #5

Address
City
State
ZIP Code
County
Data Source
Other Data Source
Assessor Parcel Number (APN)
Site Size
Sale Date
Price

Appraiser Reference ID

Site Valuation Methodology (continued)
Site Comparable #6
Address
City
State
ZIP Code
County
Data Source
Other Data Source
Assessor Parcel Number (APN)
Site Size
Sale Date
Price
Reconciliation of Site Value

Site Commentary
Site Commentary

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Dwelling Exterior

Appraiser Reference ID

One

Structure Type #1



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
Commentary on Remaining Economic Life

Commentary on Effective Age

Quality and Condition

Exterior Quality Rating
Exterior Condition Rating

Exterior Features

Exterior Walls and Trim

Detail
Detail Other
Quality Comment

Condition Status
Condition Comment

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

Roof

Is Roof Observable?
Roof Surface
Roof Surface Other
Quality Comment

Condition Status
Condition Comment

Approximate Age of Roof (Years)

Uniform Residential Appraisal Report

Dwelling Exterior

Appraiser Reference ID

Exterior Features (continued)
Windows
Detail
Quality Comment
Condition Status
Condition Comment
Other
Detail
Quality Comment
Condition Status
Condition Comment

Noncontinuous Finished Area
Noncontinuous Finished Total Area
Noncontinuous Finished Room Summary
Noncontinuous Finished Room Summary Other

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

Dwelling Exterior Commentary
Dwelling Exterior Commentary

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Dwelling Exterior

	Appraiser Reference ID
Two	Structure Type #1
	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
	Commentary on Remaining Economic Life
	Commentary on Effective Age
Quality and Condition	
	Exterior Quality Rating
	Exterior Condition Rating
Exterior Features	
Exterior Walls and Trim	
	Detail
	Detail Other
	Quality Comment
	Condition Status
	Condition Comment
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
Roof	
	Is Roof Observable?
	Roof Surface
	Roof Surface Other
	Quality Comment
	Condition Status
	Condition Comment
	Approximate Age of Roof (Years)

Uniform Residential Appraisal Report

Dwelling Exterior

Appraiser Reference ID

Exterior Features (continued)
Windows
Detail
Quality Comment
Condition Status
Condition Comment
Other
Detail
Quality Comment
Condition Status
Condition Comment

Noncontinuous Finished Area
Noncontinuous Finished Total Area
Noncontinuous Finished Room Summary
Noncontinuous Finished Room Summary Other

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

Dwelling Exterior Commentary
Dwelling Exterior Commentary

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Dwelling Exterior

Appraiser Reference ID

Three	Structure Type #1
	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
	Commentary on Remaining Economic Life
	Commentary on Effective Age

Quality and Condition

	Exterior Quality Rating
	Exterior Condition Rating

Exterior Features

Exterior Walls and Trim

	Detail
	Detail Other
	Quality Comment
	Condition Status
	Condition Comment

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

Roof

	Is Roof Observable?
	Roof Surface
	Roof Surface Other
	Quality Comment
	Condition Status
	Condition Comment
	Approximate Age of Roof (Years)

Uniform Residential Appraisal Report

Dwelling Exterior

Appraiser Reference ID

Exterior Features (continued)
Windows
Detail
Quality Comment
Condition Status
Condition Comment
Other
Detail
Quality Comment
Condition Status
Condition Comment

Noncontinuous Finished Area
Noncontinuous Finished Total Area
Noncontinuous Finished Room Summary
Noncontinuous Finished Room Summary Other

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

Dwelling Exterior Commentary
Dwelling Exterior Commentary

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AMC Reference ID

Uniform Residential Appraisal Report

Outbuilding

Appraiser Reference ID

One	Structure Type #1
	Outbuilding Front Photo
	Outbuilding Type
	Outbuilding Type Other
	Considered Real Property
	Units In Structure
	Attached to Permanent Foundation
	Structural Volume
	Gross Building Area
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 Room Count
	Finished #1 Room Type
	Finished #1 Room Type Other
	Finished #2 Total Area
	Finished #2 Room Count
	Finished #2 Room Type
	Finished #2 Room Type Other
	Finished #3 Total Area
	Finished #3 Room Count
	Finished #3 Room Type
	Finished #3 Room Type Other
	Finished #4 Total Area
	Finished #4 Room Count
	Finished #4 Room Type
	Finished #4 Room Type Other
Unfinished	
	Unfinished #1 Total Area
	Unfinished #2 Total Area
	Unfinished #3 Total Area
	Unfinished #4 Total Area

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

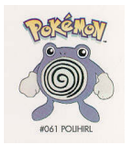
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Uniform Residential Appraisal Report

Outbuilding

	Appraiser Reference ID
Two	Structure Type #1
	Outbuilding Front Photo
	Outbuilding Type
	Outbuilding Type Other
	Considered Real Property
	Units In Structure
	Attached to Permanent Foundation
	Structural Volume
	Gross Building Area
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 Room Count
	Finished #1 Room Type
	Finished #1 Room Type Other
	Finished #2 Total Area
	Finished #2 Room Count
	Finished #2 Room Type
	Finished #2 Room Type Other
	Finished #3 Total Area
	Finished #3 Room Count
	Finished #3 Room Type
	Finished #3 Room Type Other
	Finished #4 Total Area
	Finished #4 Room Count
	Finished #4 Room Type
	Finished #4 Room Type Other
Unfinished	
	Unfinished #1 Total Area
	Unfinished #2 Total Area
	Unfinished #3 Total Area
	Unfinished #4 Total Area

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

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Uniform Residential Appraisal Report

Outbuilding

	Appraiser Reference ID
Three	Structure Type #1
	Outbuilding Front Photo
	Outbuilding Type
	Outbuilding Type Other
	Considered Real Property
	Units In Structure
	Attached to Permanent Foundation
	Structural Volume
	Gross Building Area
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 Room Count
	Finished #1 Room Type
	Finished #1 Room Type Other
	Finished #2 Total Area
	Finished #2 Room Count
	Finished #2 Room Type
	Finished #2 Room Type Other
	Finished #3 Total Area
	Finished #3 Room Count
	Finished #3 Room Type
	Finished #3 Room Type Other
	Finished #4 Total Area
	Finished #4 Room Count
	Finished #4 Room Type
	Finished #4 Room Type Other
Unfinished	
	Unfinished #1 Total Area
	Unfinished #2 Total Area
	Unfinished #3 Total Area
	Unfinished #4 Total Area

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

Uniform Residential Appraisal Report

Unit Interior

Appraiser Reference ID

Outbuilding Type
Outbuilding Type Other
Structure Identifier
Unit Identifier

Area Breakdown

Finished Above Grade
Finished Above Grade (Nonstandard)
Unfinished Above Grade
Finished Below Grade
Finished Below Grade (Nonstandard)
Unfinished Below Grade
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

Level and Room Detail

Room #1: Level in Unit
Room #1: Grade Level Detail
Room #1: Grade Level Detail Access
Room #1: Grade Level Detail Access Other
Room #1: Finish Type
Room #1: Finish Area
Room #1: Type Count
Room #1: Type
Room #1: Type Other

Room #2: Level in Unit
Room #2: Grade Level Detail
Room #2: Grade Level Detail Access
Room #2: Grade Level Detail Access Other
Room #2: Finish Type
Room #2: Finish Area
Room #2: Type Count
Room #2: Type
Room #2: Type Other

Room #3: Level in Unit
Room #3: Grade Level Detail
Room #3: Grade Level Detail Access
Room #3: Grade Level Detail Access Other
Room #3: Finish Type
Room #3: Finish Area
Room #3: Type Count
Room #3: Type
Room #3: Type Other

Appraiser Reference ID

Level and Room Detail (continued)
Room #4: Level in Unit
Room #4: Grade Level Detail
Room #4: Grade Level Detail Access
Room #4: Grade Level Detail Access Other
Room #4: Finish Type
Room #4: Finish Area
Room #4: Type Count
Room #4: Type
Room #4: Type Other
Room #5: Level in Unit
Room #5: Grade Level Detail
Room #5: Grade Level Detail Access
Room #5: Grade Level Detail Access Other
Room #5: Finish Type
Room #5: Finish Area
Room #5: Type Count
Room #5: Type
Room #5: Type Other
Room #6: Level in Unit
Room #6: Grade Level Detail
Room #6: Grade Level Detail Access
Room #6: Grade Level Detail Access Other
Room #6: Finish Type
Room #6: Finish Area
Room #6: Type Count
Room #6: Type
Room #6: Type Other
Room #7: Level in Unit
Room #7: Grade Level Detail
Room #7: Grade Level Detail Access
Room #7: Grade Level Detail Access Other
Room #7: Finish Type
Room #7: Finish Area
Room #7: Type Count
Room #7: Type
Room #7: Type Other
Room #8: Level in Unit
Room #8: Grade Level Detail
Room #8: Grade Level Detail Access
Room #8: Grade Level Detail Access Other
Room #8: Finish Type
Room #8: Finish Area
Room #8: Type Count
Room #8: Type
Room #8: Type Other
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

Appraiser Reference ID

Kitchen and Bathroom Details (continued)

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

Interior Features - Flooring

Flooring #1: Type
Flooring #1: Type Other
Flooring #1: Quality Comment

Flooring #1: Condition Status
Flooring #1: Condition Comment

Flooring #2: Type
Flooring #2: Type Other
Flooring #2: Quality Comment

Flooring #2: Condition Status
Flooring #2: Condition Comment

Flooring #3: Type
Flooring #3: Type Other
Flooring #3: Quality Comment

Flooring #3: Condition Status
Flooring #3: Condition Comment

Flooring #4: Type
Flooring #4: Type Other
Flooring #4: Quality Comment

Flooring #4: Condition Status
Flooring #4: Condition Comment

Overall Update Status for Flooring

Appraiser Reference ID

Interior Features - Ceiling

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

Ceiling #1: Condition Status
Ceiling #1: Condition Comment

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

Ceiling #2: Condition Status
Ceiling #2: Condition Comment

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

Ceiling #3: Condition Status
Ceiling #3: Condition Comment

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

Ceiling #4: Condition Status
Ceiling #4: Condition Comment

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

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

Appraiser Reference ID

Accessibility Features for Individuals with Disabilities (continued)
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

Unit Interior Commentary
Unit Interior Commentary

Appraisal Version Number

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

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Unit Interior

Appraiser Reference ID

Outbuilding Type
Outbuilding Type Other
Structure Identifier
Unit Identifier

Area Breakdown

Finished Above Grade
Finished Above Grade (Nonstandard)
Unfinished Above Grade
Finished Below Grade
Finished Below Grade (Nonstandard)
Unfinished Below Grade
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

Level and Room Detail

Room #1: Level in Unit
Room #1: Grade Level Detail
Room #1: Grade Level Detail Access
Room #1: Grade Level Detail Access Other
Room #1: Finish Type
Room #1: Finish Area
Room #1: Type Count
Room #1: Type
Room #1: Type Other

Room #2: Level in Unit
Room #2: Grade Level Detail
Room #2: Grade Level Detail Access
Room #2: Grade Level Detail Access Other
Room #2: Finish Type
Room #2: Finish Area
Room #2: Type Count
Room #2: Type
Room #2: Type Other

Room #3: Level in Unit
Room #3: Grade Level Detail
Room #3: Grade Level Detail Access
Room #3: Grade Level Detail Access Other
Room #3: Finish Type
Room #3: Finish Area
Room #3: Type Count
Room #3: Type
Room #3: Type Other

Appraiser Reference ID

Level and Room Detail (continued)
Room #4: Level in Unit
Room #4: Grade Level Detail
Room #4: Grade Level Detail Access
Room #4: Grade Level Detail Access Other
Room #4: Finish Type
Room #4: Finish Area
Room #4: Type Count
Room #4: Type
Room #4: Type Other
Room #5: Level in Unit
Room #5: Grade Level Detail
Room #5: Grade Level Detail Access
Room #5: Grade Level Detail Access Other
Room #5: Finish Type
Room #5: Finish Area
Room #5: Type Count
Room #5: Type
Room #5: Type Other
Room #6: Level in Unit
Room #6: Grade Level Detail
Room #6: Grade Level Detail Access
Room #6: Grade Level Detail Access Other
Room #6: Finish Type
Room #6: Finish Area
Room #6: Type Count
Room #6: Type
Room #6: Type Other
Room #7: Level in Unit
Room #7: Grade Level Detail
Room #7: Grade Level Detail Access
Room #7: Grade Level Detail Access Other
Room #7: Finish Type
Room #7: Finish Area
Room #7: Type Count
Room #7: Type
Room #7: Type Other
Room #8: Level in Unit
Room #8: Grade Level Detail
Room #8: Grade Level Detail Access
Room #8: Grade Level Detail Access Other
Room #8: Finish Type
Room #8: Finish Area
Room #8: Type Count
Room #8: Type
Room #8: Type Other
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

Appraiser Reference ID

Kitchen and Bathroom Details (continued)

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

Interior Features - Flooring

Flooring #1: Type
Flooring #1: Type Other
Flooring #1: Quality Comment

Flooring #1: Condition Status
Flooring #1: Condition Comment

Flooring #2: Type
Flooring #2: Type Other
Flooring #2: Quality Comment

Flooring #2: Condition Status
Flooring #2: Condition Comment

Flooring #3: Type
Flooring #3: Type Other
Flooring #3: Quality Comment

Flooring #3: Condition Status
Flooring #3: Condition Comment

Flooring #4: Type
Flooring #4: Type Other
Flooring #4: Quality Comment

Flooring #4: Condition Status
Flooring #4: Condition Comment

Overall Update Status for Flooring

Appraiser Reference ID

Interior Features - Ceiling

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

Ceiling #1: Condition Status
Ceiling #1: Condition Comment

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

Ceiling #2: Condition Status
Ceiling #2: Condition Comment

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

Ceiling #3: Condition Status
Ceiling #3: Condition Comment

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

Ceiling #4: Condition Status
Ceiling #4: Condition Comment

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

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

Appraiser Reference ID

Accessibility Features for Individuals with Disabilities (continued)
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

Unit Interior Commentary
Unit Interior Commentary

Appraisal Version Number

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December 2023

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

Uniform Residential Appraisal Report

Unit Interior

Appraiser Reference ID

Outbuilding Type
Outbuilding Type Other
Structure Identifier
Unit Identifier

Area Breakdown

Finished Above Grade
Finished Above Grade (Nonstandard)
Unfinished Above Grade
Finished Below Grade
Finished Below Grade (Nonstandard)
Unfinished Below Grade
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

Level and Room Detail

Room #1: Level in Unit
Room #1: Grade Level Detail
Room #1: Grade Level Detail Access
Room #1: Grade Level Detail Access Other
Room #1: Finish Type
Room #1: Finish Area
Room #1: Type Count
Room #1: Type
Room #1: Type Other

Room #2: Level in Unit
Room #2: Grade Level Detail
Room #2: Grade Level Detail Access
Room #2: Grade Level Detail Access Other
Room #2: Finish Type
Room #2: Finish Area
Room #2: Type Count
Room #2: Type
Room #2: Type Other

Room #3: Level in Unit
Room #3: Grade Level Detail
Room #3: Grade Level Detail Access
Room #3: Grade Level Detail Access Other
Room #3: Finish Type
Room #3: Finish Area
Room #3: Type Count
Room #3: Type
Room #3: Type Other

Appraiser Reference ID

Level and Room Detail (continued)
Room #4: Level in Unit
Room #4: Grade Level Detail
Room #4: Grade Level Detail Access
Room #4: Grade Level Detail Access Other
Room #4: Finish Type
Room #4: Finish Area
Room #4: Type Count
Room #4: Type
Room #4: Type Other
Room #5: Level in Unit
Room #5: Grade Level Detail
Room #5: Grade Level Detail Access
Room #5: Grade Level Detail Access Other
Room #5: Finish Type
Room #5: Finish Area
Room #5: Type Count
Room #5: Type
Room #5: Type Other
Room #6: Level in Unit
Room #6: Grade Level Detail
Room #6: Grade Level Detail Access
Room #6: Grade Level Detail Access Other
Room #6: Finish Type
Room #6: Finish Area
Room #6: Type Count
Room #6: Type
Room #6: Type Other
Room #7: Level in Unit
Room #7: Grade Level Detail
Room #7: Grade Level Detail Access
Room #7: Grade Level Detail Access Other
Room #7: Finish Type
Room #7: Finish Area
Room #7: Type Count
Room #7: Type
Room #7: Type Other
Room #8: Level in Unit
Room #8: Grade Level Detail
Room #8: Grade Level Detail Access
Room #8: Grade Level Detail Access Other
Room #8: Finish Type
Room #8: Finish Area
Room #8: Type Count
Room #8: Type
Room #8: Type Other
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

Appraiser Reference ID

Kitchen and Bathroom Details (continued)

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

Interior Features - Flooring

Flooring #1: Type
Flooring #1: Type Other
Flooring #1: Quality Comment

Flooring #1: Condition Status
Flooring #1: Condition Comment

Flooring #2: Type
Flooring #2: Type Other
Flooring #2: Quality Comment

Flooring #2: Condition Status
Flooring #2: Condition Comment

Flooring #3: Type
Flooring #3: Type Other
Flooring #3: Quality Comment

Flooring #3: Condition Status
Flooring #3: Condition Comment

Flooring #4: Type
Flooring #4: Type Other
Flooring #4: Quality Comment

Flooring #4: Condition Status
Flooring #4: Condition Comment

Overall Update Status for Flooring

Appraiser Reference ID

Interior Features - Ceiling

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

Ceiling #1: Condition Status
Ceiling #1: Condition Comment

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

Ceiling #2: Condition Status
Ceiling #2: Condition Comment

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

Ceiling #3: Condition Status
Ceiling #3: Condition Comment

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

Ceiling #4: Condition Status
Ceiling #4: Condition Comment

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

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

Appraiser Reference ID

Accessibility Features for Individuals with Disabilities (continued)
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

Unit Interior Commentary
Unit Interior Commentary

Appraisal Version Number

Fannie Mae | Freddie Mac
December 2023

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

Uniform Residential Appraisal Report

Subject Property Amenities

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 #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 #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 #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 #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 #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?

Subject Property Amenities Commentary

Subject Property Amenities Commentary

Uniform Residential Appraisal Report

Subject Property Amenities

	Appraiser Reference ID
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Fannie Mae | Freddie Mac	
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	Appraiser Reference ID
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Uniform Residential Appraisal Report

Overall Quality and Condition

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

Reconciliation of Overall Quality and Condition

Appraisal Version Number

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

Uniform Residential Appraisal Report

Highest and Best Use

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

Appraisal Version Number

Fannie Mae | Freddie Mac

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Appraiser Reference ID

Agency Case File ID

Client Reference ID

AMC Reference ID

Uniform Residential Appraisal Report

Market

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
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

Sales

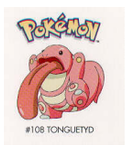
Sales in Past Number of Months
Sales: Lowest Sale Price
Sales: Median List Price
Sales: Highest List Price

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



	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	
	Property Value Trend
	Demand/Supply
	Marketing Time
Market Commentary	
	Market Commentary
	Appraisal Version Number
Fannie Mae | Freddie Mac	
December 2023	
	Appraiser Reference ID
	Agency Case File ID
	Client Reference ID
	AMC Reference ID

Uniform Residential Appraisal Report

Subject Listing Information

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 of Subject Property Listing History

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Project Information

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)

Monthly Amount

Common Amenities/ Services Included

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

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

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

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

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

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

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

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

Project Amenity #9
Project Amenity #9 Ownership (Unit Storage / Boat Slip)
Project Amenity #9 Ownership (Unit Storage / Boat Slip) Other

Project Amenity #10
Project Amenity #10 Ownership (Unit Storage / Boat Slip)
Project Amenity #10 Ownership (Unit Storage / Boat Slip) Other

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

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: Unpaid Principal Balance
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

Second Lien

Second Lien: Unpaid Principal Balance
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

Appraiser Reference ID

Project Blanket Financing (continued)
Third Lien
Third Lien: Unpaid Principal Balance
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: Unpaid Principal Balance
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 Comment
Incomplete Project Detail #1
Incomplete Project Detail #1 Other
Incomplete Project Detail #2
Incomplete Project Detail #2 Other
Incomplete Project Detail #3
Incomplete Project Detail #3 Other
Incomplete Project Detail #4
Incomplete Project Detail #4 Other
Incomplete Project Impact
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 Comment
Single Entity Ownership of Multiple Units Detail
Single Entity Ownership of Multiple Units Impact
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 Comment
Commercial Space In Project
Commercial Space In Project Detail
Commercial Space in Project Impact
Commercial Space in Project Comment
Known Legal Actions Detail
Known Legal Actions Impact
Known Legal Actions Comment

Appraiser Reference ID

Project Factors and Impact to Value/Marketability (continued)
Unit Transfer Fees
Unit Transfer Fees Detail
Unit Transfer Fees Impact
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 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 Comment
Project Factors Commentary

Project Information Commentary
Project Information Commentary

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Sales Contract

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

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