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

- EAD - IMPROVEMENTS - Effective Age - is not numeric. Please enter a whole number. If new, enter 0 (zero). (ref. FHA5010)
- 1004_05UAD - SALES COMPARISON APPROACH - Subject Actual Age (0 years) - does not match the Year Built (2018) based on the Effective Date of the report(09/09/2015).
- 1004_05UAD - REPORT - Potentially offensive or unaccepted language or terminology was found in the Text Addendum Form: "- Neighborhood Comments The scope of this assignment does not include any attempt at discovery, or reporting, of potentially adverse neighborhood influences such as, but not limited to: nearby criminal activity, registered sex offenders, or interim rehabilitative facilities for felonious offenders." Review the content of the statement and consider revising.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.

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

- 1004_05UAD - SALES COMPARISON APPROACH - Actual Age - Subject Property's Actual Age is not bracketed by Actual Age values found in Sales Comparables.
- 1004_05UAD - SALES COMPARISON APPROACH - Indicated Value - is not bracketed by the adjusted sales price of the comparables (settled sales).
- 1004_05UAD - RECONCILIATION - 'This Appraisal is Made Subject to Repairs or Alterations' - is checked. Comment required that use of a hypothetical condition might affect assignment results.
- 1004_05UAD - RECONCILIATION - Opinion of Market Value - differs from the Subject Prior Sale Price by more than 10% for transfer in the prior 12 months or more than 25% for transfer in the prior 13-36 months.
- 1004_05UAD - RECONCILIATION - Estimated Market Value - is below the Neighborhood Predominant Price.
- 1004_05UAD - RECONCILIATION - Estimated Market Value - is less than the Comparable Adjusted Sales Price of all Comparable Sales.
- 1004_05UAD - SALES COMPARABLE(S) #4 - Actual Age - differs by more than 8 years from the subject property and no adjustment has been entered.
- 1004_05UAD - SALES COMPARABLE NO. 4 - Bedroom Adjustment - is positive and the Comparable's number of bedrooms is greater than the Subject's bedroom count. A negative adjustment is expected.

Information - These items typically require comment.

- EAD - COST APPROACH - Remaining Economic Life - is blank. Remaining Economic Life is required for every FHA appraisal whether or not the Cost Approach is completed.