Rating: Fail

Review Master: PAR Logic Review

File No. B7747

Client Specific Requirements - The client requires these items be corrected to receive a "pass".

- UAD - (UCDP Fatal) IMPROVEMENTS - Describe the Condition of the Property - does not conform to UAD specification.

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

- 1004_05UAD - SUBJECT - Borrower Name - is not the same as Owner of Public Record and Assignment Type is Refinance. Verify the loan purpose and the owner of public record.
- CRX - 1004_05UAD - SUBJECT - Legal Description - on report (Refer to Legal Description Deed Book 1801 Page 462 Somerset PA), differs from PUBLIC RECORDS (LOT 46).
- 1004_05UAD - NEIGHBORHOOD - Built-Up - percentage and Location are in conflict. If Rural is checked, the neighborhood should not be more than 75% built up.
- 1004_05UAD - IMPROVEMENTS - Year Built - exceeds 100 years.
- 1004_05UAD - SALES COMPARISON APPROACH - Low Price range of Comparable Properties Currently Offered for Sale above the Sales Grid - is outside the housing range in the neighborhood section on page 1. Please reconcile.
- 1004_05UAD - SALES COMPARISON APPROACH - Comparable Sales within the Past 12 Months: Low Price - is less than the Neighborhood Low Price. Please reconcile.
- CRX - 1004_05UAD - SALES COMPARISON APPROACH - Subject - Site Area (14400 sf) differs from PUBLIC RECORDS (4800 sf).
- CRX - 1004_05UAD - SALES COMPARISON APPROACH - Subject - Age (121; Year Built: 1900) differs from PUBLIC RECORDS (125; Year Built: 1900).
- 1004_05UAD - SALES COMPARISON APPROACH - Gross Living Area - Subject Property's Gross Living Area is not bracketed by Gross Living Area values found in Comparables. Comment required.
- 1004_05UAD - SALES COMPARISON APPROACH - Gross Living Area (GLA) - all closed sales are superior to Subject Property.
- 1004_05UAD - SALES COMPARABLE(S) #1, 2, 3 - Gross Adjustment Percentage - exceeds 15% of Sales Price.
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)

Information - These items typically require comment.

- UAD - IMPROVEMENTS - Interior Floors - Must be 20 characters or less.
- UAD - APPRAISER - Expiration Date of Certification or License - does not match ASC.gov. Expiration Date entered on report is 6/30/2023. Expiration Date on ASC.gov is 6/30/2027.