Rating: Fail

Review Master: PAR Logic Review

File No.

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

- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (CLOSE PROXIMITY) "It is located approximately three miles from the central business district and is in close proximity to all supporting establishments.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "It is serviced by the City of Pittsburgh School District.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.

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

- REQ - LENDER/CLIENT - Name - on report PNC Bank, N.A. does not match Lender/Client Name as ordered PN7454 - PNC Bank, N.A..
- 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 COMPARABLE(S) #3, 4, 5, 6, 7, 8, 9 - 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)
- 1004_05UAD - SALES COMPARABLE NO. 4 - Sale Price - differs by more than 50% of Estimated Market Value.
- 1004_05UAD - SALES COMPARABLE(S) #4 - Actual Age - differs by more than 21 years from the subject property and no adjustment has been entered.
- 1004_05UAD - SALES COMPARABLE NO. 5 - Sale Price - differs by more than 50% of Estimated Market Value.
- 1004_05UAD - SALES COMPARABLE NO. 5 - Data Source(s) - number of days on market is greater than 180.
- 1004_05UAD - SALES COMPARABLE NO. 5 - Concessions - $6,000.00 are greater than 0 (zero) but the concession adjustment amounts are 0 (zero).