Rating: Fail

Review Master: PAR Logic Review

File No. 16022

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

- 1073_05AUAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (CONVENIENT) "Well established neighborhood, convenient to employment, shopping, schools, and recreation facilities;", 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.
- 1073_05AUAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (ESTABLISHED) "Well established neighborhood, convenient to employment, shopping, schools, and recreation facilities;", 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.

- GSE - UNIT DESCRIPTION - Square Feet of Living Area Above Grade - is less than 400 sf. (ref. FNM0807)
- 1073_05AUAD - SALES COMPARABLE NO. 1 - Property Address - is not a valid USPS address.
- 1073_05AUAD - SALES COMPARABLE NO. 2 - Property Address - is not a valid USPS address.
- 1073_05AUAD - SALES COMPARABLE NO. 3 - Property Address - is not a valid USPS address.
- 1073_05AUAD - RECONCILIATION - Estimated Market Value - is below the Neighborhood Predominant Price.
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)
- 1073_05AUAD - SALES COMPARABLE NO. 4 - Property Address - is not a valid USPS address.
- 1073_05AUAD - SALES COMPARABLE NO. 5 - Property Address - is not a valid USPS address.
- 1073_05AUAD - SALES COMPARABLE NO. 1 - Comparable Photo Address - "2450 Lymbery St #220" does not match the address entered in the Sales Comparison Approach, "2450 Lymbery St". Please reconcile.
- 1073_05AUAD - SALES COMPARABLE NO. 2 - Comparable Photo Address - "2450 Lymbery St #134" does not match the address entered in the Sales Comparison Approach, "2450 Lymbery St". Please reconcile.
- 1073_05AUAD - SALES COMPARABLE NO. 3 - Comparable Photo Address - "2450 Lymbery St #309" does not match the address entered in the Sales Comparison Approach, "2450 Lymbery St". Please reconcile.
- 1073_05AUAD - SALES COMPARABLE NO. 4 - Comparable Photo Address - "2450 Lymbery St #113" does not match the address entered in the Sales Comparison Approach, "2450 Lymbery St". Please reconcile.
- 1073_05AUAD - SALES COMPARABLE NO. 5 - Comparable Photo Address - "2450 Lymbery St #333" does not match the address entered in the Sales Comparison Approach, "2450 Lymbery St". Please reconcile.

Information - These items typically require comment.

- UAD - SUBJECT - Property Address - should be a valid USPS address.
- UAD - PROJECT INFORMATION - Parking Spaces to Unit Ratio - is not numeric or contains more than 2 decimal places. Please enter numeric value up to 2 decimal places for Parking Spaces to Unit Ratio (Ex. 30/20 = 1.5). If none, enter 0.
- UAD - SALES COMP #1 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #2 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #3 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #4 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #5 - Property Address - is not a valid USPS address. Please reconcile.