Rating: Fail

Review Master: PAR Logic Review

File No. AS50550

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

- 1004_05UAD - REPORT - Fair Lending - Comments in the Ending Addenda contain (CHILDREN) "Lead Based Paint: A residential dwelling that was built prior to 1978, may present exposure to lead from lead based paint that may place children at risk of developing lead poisoning.", 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 Ending Addenda contain (SAFE) "Minimum Property Requirements (MPR) refer to general requirements that all homes insured by FHA be safe, sound, and secure.", 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 Market Conditions contain (SAFE) "Minimum Property Requirements (MPR) refer to general requirements that all homes insured by FHA be safe, sound, and secure.", 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.

- 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.
- FHA - 1004_05UAD - IMPROVEMENTS - Attic: Drop Stair - is checked. Please ensure you have included a photo of the attic.
- 1004_05UAD - SALES COMPARABLE(S) #3, 4, 5, 7, 8 - Actual Age - differs by more than 8 years from the subject property and no adjustment has been entered.
- 1004_05UAD - SALES COMPARABLE(S) #3, 4, 5, 6, 7 - Gross Adjustment Percentage - exceeds 15% of Sales Price.
- 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 - SALES COMPARABLE(S) #4, 6 - Gross Living Area Adjustment - exceeds 15% of Sales Price.
- 1004_05UAD - SALES COMPARABLE(S) #5, 7 - Location Adjustment - exceeds 15% of Sales Price.

Information - These items typically require comment.

- EAD - SALES COMPARISON APPROACH - Subject Prior Sales Data Source(s) - is not in the correct format. MLS should be reported as the abbreviated MLS name, # and Listing identifier. (Ex. XYZMLS #123)
- EAD - SALES COMP #2 - Prior Sales Data Source(s) - is not in the correct format. MLS should be reported as the abbreviated MLS name, # and Listing identifier. (Ex. XYZMLS #123)