Rating: Fail

Review Master: PAR Logic Review

File No. 1004Hybrid

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

- UAD - SUBJECT - Twelve Month Listing History Description - does not conform to UAD specification.
- UAD - CONTRACT - Contract Review Comment - does not conform to UAD specification.
- UAD - CONTRACT - Financial Assistance Description - cannot be parsed for UAD validation.
- UAD - (UCDP Fatal) SITE - View - does not conform to UAD specification.
- UAD - IMPROVEMENTS - Year Built - does not conform to UAD specification.
- UAD - (UCDP Fatal) IMPROVEMENTS - Describe the Condition of the Property - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMPARISON - Subject Location - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMPARISON - Subject View - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMPARISON - Subject Quality of Construction - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMPARISON - Subject Condition - does not conform to UAD specification.
- UAD - SALES COMPARISON - Subject Basement Line 1 - does not conform to UAD specification.
- UAD - (UCDP FATAL) SALES COMP #1 - City, State, Zip Code - unable to parse Address for Validation. Please use standard format including City, ST Zip
- UAD - SALES COMP #1 - Data Source - does not conform to UAD specification.
- UAD - SALES COMP #1 - Sale or Financing Concessions Line 1 - does not conform to UAD specification.
- UAD - SALES COMP #1 - Sale or Financing Concessions Line 2 - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMP #1 - Date of Sale/Time - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMP #1 - Location - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMP #1 - View - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMP #1 - Quality of Construction - does not conform to UAD specification.
- UAD - SALES COMP #1 - Actual Age - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMP #1 - Condition - does not conform to UAD specification.
- UAD - SALES COMP #1 - Basement Line 1 - does not conform to UAD specification.
- UAD - (UCDP FATAL) SALES COMP #2 - City, State, Zip Code - unable to parse Address for Validation. Please use standard format including City, ST Zip
- UAD - SALES COMP #2 - Data Source - does not conform to UAD specification.
- UAD - SALES COMP #2 - Sale or Financing Concessions Line 1 - does not conform to UAD specification.
- UAD - SALES COMP #2 - Sale or Financing Concessions Line 2 - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMP #2 - Date of Sale/Time - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMP #2 - Location - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMP #2 - View - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMP #2 - Quality of Construction - does not conform to UAD specification.
- UAD - SALES COMP #2 - Actual Age - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMP #2 - Condition - does not conform to UAD specification.
- UAD - SALES COMP #2 - Basement Line 1 - does not conform to UAD specification.
- UAD - (UCDP FATAL) SALES COMP #3 - City, State, Zip Code - unable to parse Address for Validation. Please use standard format including City, ST Zip
- UAD - SALES COMP #3 - Data Source - does not conform to UAD specification.
- UAD - SALES COMP #3 - Sale or Financing Concessions Line 1 - does not conform to UAD specification.
- UAD - SALES COMP #3 - Sale or Financing Concessions Line 2 - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMP #3 - Date of Sale/Time - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMP #3 - Location - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMP #3 - View - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMP #3 - Quality of Construction - does not conform to UAD specification.
- UAD - SALES COMP #3 - Actual Age - does not conform to UAD specification.
- UAD - (UCDP Fatal) SALES COMP #3 - Condition - does not conform to UAD specification.
- UAD - SALES COMP #3 - Basement Line 1 - does not conform to UAD specification.

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

- 1004_20HUAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (CONVENIENT) "Convenient location and good local school system.", 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_20HUAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "Convenient location and good local school system.", 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_20HUAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SINGLE) "The subject neighborhood is mostly comprised of single story, stucco on block dwellings between 1,500 and 1,800 square feet that are, for the most part, well maintained with effective ages somewhat less than actual ages.", 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_20HUAD - REPORT - Fair Lending - Comments in the Condition of the Property contain (OLD) "Overall condition is acceptable and consistent with that typically found in a well-maintained, five-year-old dwelling.", 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_20HUAD - SALES COMPARABLE NO. 2 - Net Adjustment Percent - is not equal to the calculated adjustments.
- 1004_20HUAD - SALES COMPARABLE NO. 3 - Net Adjustment Percent - is not equal to the calculated adjustments.

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

- REQ - REPORT - Primary form type, 1004_20HUAD, does not match form type as ordered, 1025_05.
- REQ - SUBJECT - Property Address, 9119 2nd St Baroda MI 49101, does not match Property Address as ordered, 101 Test Coraopolis PA 15108.
- 1004_20HUAD - CONTRACT - Contract Price - exceeds 25% of Estimated Market Value.
- 1004_20HUAD - CONTRACT - Concession Amount - is more than 10% of the sale price.
- 1004_20HUAD - SALES COMPARISON APPROACH - Actual Age - Subject Property's Actual Age is not bracketed by Actual Age values found in Sales Comparables.
- 1004_20HUAD - SALES COMPARABLE(S) #3 - Condition - is the same as the Subject, and the Condition adjustment is not blank or 0 (zero).
- 1004_20HUAD - SALES COMPARABLE NO. 1 - Property Address - is not a valid USPS address.

Information - These items typically require comment.

- UAD - SALES COMP #1 - Property Address - is not a valid USPS address. Please reconcile.