Rating: Fail

Review Master: PAR Logic Review

File No. TestFile

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

- UAD - APPRAISER - Certification or License Number - should match ASC.gov.

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

- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (CLOSE PROXIMITY) "The neighborhood is within close proximity to shoppoing and neighborhood services and great access to commuting routes.", 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 - SALES COMPARABLE NO. 1 - Sale Price/Gross Liv. Area - Sale price divided by gross living area does not equal sales price per gross living area.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Sale Price/Gross Liv. Area - Sale price divided by gross living area does not equal sales price per gross living area.
- 1004_05UAD - SALES COMPARABLE NO. 3 - Sale Price/Gross Liv. Area - Sale price divided by gross living area does not equal sales price per gross living area.

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

- 1004_05UAD - REPORT - The keyword "ANSI" was not found in the Additional Features, Condition of the Property, Additional Comments, Sales Comments, or the Beginning or Ending Addendum. The Fannie Mae Selling Guide requires that the ANSI method be used to measure, calculate, and report GLA and non-GLA areas of Subject properties and that all footprint sketches and floor plans must be computer-generated (not hand-drawn) for appraisals with an effective date of April 1, 2022 or later. Please include a comment in the report confirming that the Subject Property was measured according to the ANSI standard.
- 1004_05UAD - SALES COMPARISON APPROACH - Site Size - is not bracketed by the comparables.
- 1004_05UAD - SALES COMPARISON APPROACH - Actual Age - Subject Property's Actual Age is not bracketed by Actual Age values found in Sales Comparables.
- GSE - SALES COMPARISON APPROACH - Subject Condition - C3 rating is indicated, but property actual age or effective age is 25 years or greater and property is sold as-is with no improvements in the last 15 years. (ref. FNM0487)
- 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 - Date of Sale - precedes Effective Date of the appraisal by more than 12 months.
- GSE - SALES COMPARABLE NO. 1 - Date of Sale/Time adjustment - is negative or blank, and Property Values Increasing is checked and Date of Sale/Time is at least 9 months in the past. (ref. FNM0632)
- 1004_05UAD - SALES COMPARABLE NO. 1 - Site Size - is 8538 SF, and ACI Insights Listings indicates that the Site Size is 7710.0 sf.
- 1004_05UAD - SALES COMPARABLE(S) #1, 2 - Actual Age - differs by more than 26 years from the subject property and no adjustment has been entered.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Gross Living Area - is 3335 and ACI Insights Listings indicates that the GLA is 1263.0. Comment, including an explanation of this difference, is required.
- 1004_05UAD - SALES COMPARABLE(S) #1, 2, 3 - Gross Living Area Adjustment - exceeds 15% of Sales Price.
- 1004_05UAD - SALES COMPARABLE(S) #1, 2, 3 - Gross Adjustment Percentage - exceeds 15% of Sales Price.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Sale Price - differs by more than 50% of Estimated Market Value.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Sale Price - is less than 50% of Estimated Market Value.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Sale Price - unadjusted Sale Price falls outside of the price range defined in the neighborhood housing section.
- GSE - SALES COMPARABLE NO. 2 - Sale Price - differs from Indicated Value by more than 80%. (ref. FNM0821)
- 1004_05UAD - SALES COMPARABLE NO. 3 - Sale Price - unadjusted Sale Price falls outside of the price range defined in the neighborhood housing section.
- GSE - SALES COMPARABLE NO. 3 - Actual Age Adjustment - is positive, however subject is older. (ref. FNM0603, FRE4281)
- 1004_05UAD - SALES COMPARABLE NO. 3 - Gross Living Area - is 3465 and ACI Insights Listings indicates that the GLA is 1434.0. Comment, including an explanation of this difference, is required.
- 1004_05UAD - SALES COMPARISON APPROACH - Indicated Value - is not bracketed by the adjusted sales price of the comparables (settled sales).
- 1004_05UAD - RECONCILIATION - Market Value - is not bracketed by the unadjusted Sale Prices of the Comparable Sales.
- 1004_05UAD - RECONCILIATION - Estimated Market Value - is greater than the Comparable Adjusted Sales Price of all Comparable Sales.
- GSE - RECONCILIATION - Opinion of Market Value - is ABOVE the unadjusted sales prices of the comparables (settled sales). (ref. FNM0503, FRE4151)
- GSE - RECONCILIATION - Opinion of Market Value - is ABOVE the adjusted sales prices of the comparables (settled sales). (ref. FNM0501, FRE4168, FRE4152)
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the INT3BATHR1_PHOTO_1, page contains watermark, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.

- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the INT3BATHR1_PHOTO_2, page contains watermark, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the INT3AR2_PHOTO_1, page contains lawn__yard_damage, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.

Information - These items typically require comment.

- UAD - SALES COMP #1 - Actual Age - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.