APPRAISAL REVIEW SCORECARD

ID#: review-5-13

121212 Walla Pl

Palm Coast, FL 95691

Appraised Value
$480,000



4 Bd | 2.1 Ba | 3362 sqft | Q3 | C3

Case #.....N/A
Assignment Type.....Purchase
Client.....PNC Bank
Borrower.....Joseph M Fuchs
Legal Owner.....Owen Owner
Seller is Owner.....Yes
Occupancy.....Owner
For Sale Last 36 Mo?.....No
PUD | HOA Fees.....No | $0/yr
Form.....1004_05UAD

Appraisal is Made.....As is
Appraised Value.....$480,000

Appraiser.....Cathy A Addi
License Expiration.....1600274-O expires 07/21/2017
Signed Date.....05/05/2017
Site Size.....6534 sf
Site Value.....$161,000

Multiple Parcels.....No
Parcel #.....010-2066833864000
Flood Hazard Area.....Yes | X
Zoning.....R-1 | Legal
Highest and Best Use.....Yes
Design | # of Stories.....DT2;Ranch | 2 Story
Year Built.....Existing | 2005

Legal Desc.....Pt Nw Cor Sw 1/4 Nw 1/4 H 18

Listing Desc.....DOM 50;Is currently offered for sale on 1/25/2011 for $00. The reference number is as provided by, days on market is 0. Is currently offered for sale on 08/15/2011 for $00. The reference number is as provided by , days on market is 0. Is currently offered for sale on for $00. The reference number is as listing 123456789 and not MLS 852963741.is as provided by , days on market is 0. Is currently offered for sale on for $00. The reference number is as listing 123456789 and not MLS 852963741.

Contract Price.....$480,000
Non-arms length sale;Comments
Concessions.....Yes | $0
$0;;No financial assistance was noted

Additional Details

Tech Review Complete.....No

Review Results: 1096 Rules / 251 Findings

Business	Compliance	Cross-Check	Requirements	Risk
Best Practices	Industry Standards	Data Validation	Letter of Engagement	Areas of Concern
BUS - 251 Findings	CPL - PASS	CRX - PASS	REQ - PASS	RSK - PASS

Review Checklist: 10 Items

- Neighborhood (1)
- N/A Sales Comp (1)
- N/A 1004MC (7)

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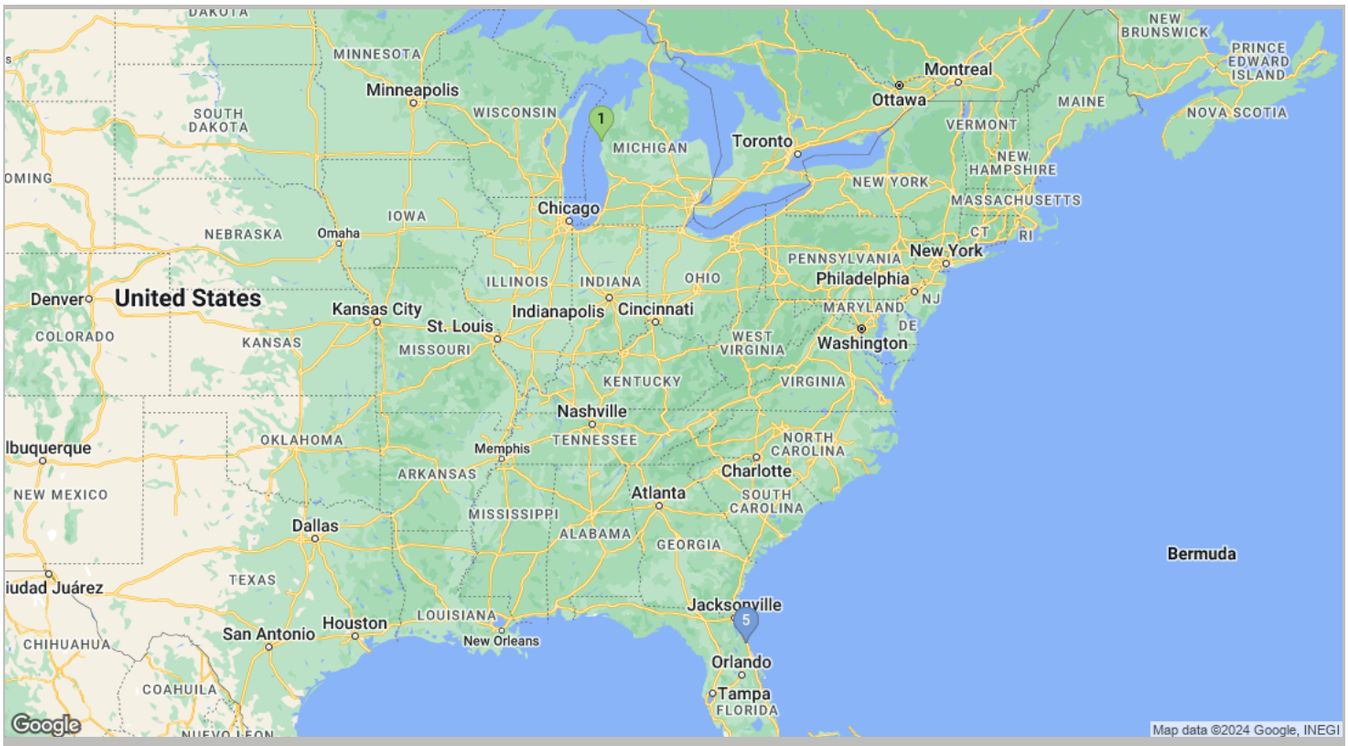
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Alternative Sales & Listings

121212 Walla Pl
Palm Coast, FL 95691

Appraised Value
$480,000
As Of 5/5/2017

SUBJECT SALES COMPS LISTING COMPS POTENTIAL SALES POTENTIAL LISTINGS



#	ADDRESS	PROX. (mi)	SALE/LIST PRICE	SALE/LIST DATE	SITE	GLA (sf)	BD	BA	AGE	CARS
S	121212 Walla Pl Palm Coast FL, 95691	–	$480,000	05/05/2017	6534 sf	3,362	4	2.1	12	2cp
1	212 E Ludington Ave Ludington, MI 49431	7.25	$470,000	s03/17;c02/17	6500 sf	3,600	4	2.1	9	2cp
2	12 Winterling Pl Palm Coast, FL 32164	7.35	$490,000	s05/17;c04/17	10500 sf	3,300	2	3.0	15	2ga
3	971 N Lakeshore Dr Ludington, MI 49431	8.48	$480,000	s08/16;c07/16	10629 sf	3,300	3	3.0	9	2ga
4	8 Winterling Pl Palm Coast, FL 32164	1	$475,000	Active	11000 sf	3,300	4	2.1	5	2cp
5	6 Walla Pl Palm Coast, FL 32164	1	$485,000	Active	10019 sf	3,390	4	2.0	13	2cp
6	5 Winterberry Pl Palm Coast, FL 32164	1	$477,777	s11/16;c10/16	10411 sf	3,332	4	2.0	18	2cp
7	57 Waters Dr Palm Coast, FL 32164	1	$459,990	Active	10019 sf	3,300	4	2.1	5	2cp
8	18 Wasserman Dr Palm Coast, FL 32164	1	$490,000	s03/17;c02/17	10019 sf	3,034	4	2.0	19	2ga2dw
9	101 Wedgewood Dr Palm Coast, FL 32164	1	$467,500	s03/17;c02/17	14418 sf	3,357	4	2.0	14	2ga2dw

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Review Results

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As Of 5/5/2017

The Appraisal Review Scorecard includes thousands of rules and quality factors to evaluate the appraisal report. The result is an in-depth appraisal review providing comprehensive due diligence in understandable and actionable terms.

TYPES CF-Confirmation | CM-Completeness | CN-Concern | CR-Correctness | CS-Consistency | CX-Cross Check

IMPORTANCE Ranking 1 lowest to 5 highest

WARNING FINDINGS: 3

3 CS
Sales Comparison Analysis | Address
1004_05UAD - SALES COMPARABLE NO. 1 - Property Address - is not a valid USPS address.

3 CS
Sales Comparison Analysis | Address
1004_05UAD - SALES COMPARABLE NO. 2 - Property Address - is not a valid USPS address.

3 CS
Sales Comparison Analysis | Address
1004_05UAD - SALES COMPARABLE NO. 3 - Property Address - is not a valid USPS address.

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Review Checklist

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Neighborhood — FINDINGS: 1

3 CM

Neighborhood | Single Family Housing: Price Low
CHK - 1004_05UAD - NEIGHBORHOOD - One-Unit Housing - all fields (Low, High, Pred. Price and Age) are completed with a numerical value.

✔ Approved

Sales Comp — FINDINGS: 1

3 CM

Sales Comparison Analysis | Date of Sale/Time
CHK - 1004_05UAD - SALES COMPARISON APPROACH - Date of Sale / Time - if Date of Sale of Comparable Sales is greater than within 6 months, comment provided.

1004MC — FINDINGS: 7

3 CM

Market Analysis | Market Analysis: Total Number of Comparable Sales Trend: Increasing
CHK - 1004MC_2009 - 1004MC - Overall Trend - all Overall Trend boxes are completed, or two or more data fields are N/A or blank.

✔ Approved

3 CM

Market Analysis | Market Analysis: Total Number of Comparable Sales Trend: Increasing
CHK - 1004MC_2009 - 1004MC - Inventory Analysis - all Overall Trend boxes are completed.

✔ Approved

3 CM

Market Analysis | Market Analysis: Total Number of Comparable Sales Trend: Increasing
CHK - 1004MC_2009 - 1004MC - Overall Trend - 1004MC information is supportive of the Neighborhood section.

3 CM

Market Analysis | Market Analysis: Median Comparable Sale Price Trend: Increasing
CHK - 1004MC_2009 - 1004MC - Median Sale & List Price, DOM, Sale/List% - all Overall Trend boxes are completed.

✔ Approved

3 CM

Market Analysis | Market Analysis: Seller Concessions Comments
CHK - 1004MC_2009 - 1004MC - Seller Concessions - explanation of Seller Concessions trends from the previous twelve months is provided.

✔ Approved

3 CM

Market Analysis | Market Analysis: Foreclosure Sales (REO Sales) a Factor: Yes
CHK - 1004MC_2009 - 1004MC - Foreclosure Sales a Factor in the Market - either Yes or No is selected.

✔ Approved

3 CM

Market Analysis | Market Analysis: Foreclosure Sales (REO Sales) Comments
CHK - 1004MC_2009 - 1004MC - Foreclosure Sales a Factor in the Market - if Yes is checked, comment provided with number of sales indicated.

N/A

Other — FINDINGS: 1

3 CM

Condo/Co-op Project | Project Type
CHK - 1004MC_2009 - 1004MC - Condo / CO-OP Projects - if the Subject Property is a Condo or COOP, the Condo / CO-OP Projects of the 1004MC form is completed.

N/A

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