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".

- 2090_05 - REPORT - Fair Lending - Comments in the Neighborhood Description contain "As one might expect, this is an extremely popular neighborhood among families with school-age children.", 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.
- 2090_05 - SITE - Utility Gas - boxes are blank.
- 2090_05 - SITE - Utility Sanitary Sewer: Public - is blank, and Utility Sanitary Sewer Description is blank.
- 2090_05 - PROJECT DESCRIPTION - Guest Parking - boxes are blank.
- 2090_05 - PROJECT DESCRIPTION - 'Is there any Commercial Space in the Project' - is blank.
- 2090_05 - PROJECT DESCRIPTION - 'Are the Units and Project Amenities Typical and Complete' - No is checked and description is blank.
- 2090_05 - PROJECT DESCRIPTION - Information known to the Appraiser about the Project that Affects Marketability - Yes is checked and description is blank.
- 2090_05 - PROJECT INFORMATION - Data Source(s) for Cooperative Project - is blank.
- 2090_05 - PROJECT INFORMATION - Budget Comments - is blank.
- 2090_05 - SALES COMPARISON APPROACH - Subject Price Per Share - is not numeric.
- 2090_05 - SALES COMPARISON APPROACH - Subject Project Amenities - is blank.
- 2090_05 - SALES COMPARABLE NO. 1 - Project Size / # Units - is blank.
- 2090_05 - SALES COMPARABLE NO. 1 - Project Amenities - is blank.
- 2090_05 - SALES COMPARABLE NO. 2 - Price Per Share - is blank yet Sale Price is indicated.
- 2090_05 - SALES COMPARABLE NO. 2 - Project Size / # Units - is blank.
- 2090_05 - SALES COMPARABLE NO. 2 - Project Amenities - is blank.
- 2090_05 - SALES COMPARABLE NO. 2 - Remodeling - is blank.
- 2090_05 - SALES COMPARABLE NO. 3 - Price Per Share - is blank yet Sale Price is indicated.
- 2090_05 - SALES COMPARABLE NO. 3 - Project Size / # Units - is blank.
- 2090_05 - SALES COMPARABLE NO. 3 - Project Amenities - is blank.
- 2090_05 - SALES COMPARABLE NO. 3 - Remodeling - is blank.
- 2090_05 - APPRAISER - Signature - is blank.
- 2090_05 - APPRAISER - Certification/License State - is not equal to the Subject Property Address State.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Cite Data Sources for Market Research and Analysis - is blank.
- 1004MC_2009 - APPRAISER - Signature - is blank.
- 1004MC_2009 - SUPERVISORY APPRAISER - Certification Section - contains data but is incomplete.
- 1004MC_2009 - SUPERVISORY APPRAISER - State License/Certification Number - does not match the Supervisory Appraiser State License/Certification Number in the 2090_05 Certification section.

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

- 2090_05 - CONTRACT - Financial Assistance - is indicated. On purchase transactions, if there are any interested-party contributions, concessions, or builder incentives, comment including whether any / all are unusual, excessive, or significantly impactful to the sale price, is required.
- 2090_05 - IMPROVEMENTS - Fireplace - indicated for Subject. Validate that it is included in the Sales Comparison Approach.
- 2090_05 - COOP PROJECT INFORMATION - Remaining Term: First - is blank.
- 2090_05 - COOP PROJECT INFORMATION - Monthly Payment: First - is blank.
- 2090_05 - COOP PROJECT INFORMATION - Mortgage Interest Rate: First - is blank.
- 2090_05 - COOP PROJECT INFORMATION - Lienholder: First - is blank.
- 2090_05 - COOP PROJECT INFORMATION - Remaining Term: Second - is blank.
- 2090_05 - COOP PROJECT INFORMATION - Monthly Payment: Second - is blank.
- 2090_05 - COOP PROJECT INFORMATION - Mortgage Interest Rate: Second - is blank.
- 2090_05 - COOP PROJECT INFORMATION - Lienholder: Second - is blank.
- 2090_05 - COOP PROJECT INFORMATION - Total Percent of the Project - is not equal to the sum of the individual percentages of the Unit Ownership and Occupancy line items.
- 1004MC_2009 - NEIGHBORHOOD - Total # of Comparable Active Listings on the 1004MC (0) - does not match that of the main form (12).
- 2090_05 - SALES COMPARISON APPROACH - Comparable Sales within the Past 12 Months: High Price - is greater than the Neighborhood High Price. Please reconcile.
- 2090_05 - SALES COMPARISON APPROACH - Subject Basement & Finished Rooms - is blank.
- 2090_05 - SALES COMPARABLE(S) #1 - Date of Sale - precedes Effective Date of the appraisal by more than 12 months.
- 2090_05 - SALES COMPARISON APPROACH - Subject Date of Prior Sale/Transfer - My research did not reveal any prior sales or transfers for the three years prior is indicated, yet subject prior sale has been entered. Please reconcile.
- 2090_05 - SALES COMPARABLE NO. 3 - Date of Prior Sale/Transfer - My research did not reveal any prior sales or transfers for the year prior is indicated, yet comparable prior sale has been entered. Please reconcile.

- 2090_05 - RECONCILIATION - 'This Appraisal is Made Subject to Completion Per Plans and Specifications' - is checked. Comment required that use of a hypothetical condition might affect assignment results.
- 2090_05 - RECONCILIATION - Estimated Market Value - is below the Neighborhood Predominant Price.
- 2090_05 - RECONCILIATION - Market Value - is not bracketed by the unadjusted Sale Prices of the Comparable Sales.
- 2090_05 - LENDER/CLIENT - Contact - is blank. Please enter Management Company Name or enter No AMC.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Total # of Comparable Sales (Settled) Prior 4-6 Months - is blank or 0 (zero) and Median Comparable Sale Price Prior 4-6 Months is 200000. Please reconcile.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Total # Comparable Active Listings Prior 4-6 Months - is blank or 0 (zero) and Median Comparable List Price Prior 4-6 Months is 200000. Please reconcile.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable Sales Days on Market Prior 4-6 Months - is 4 days and Total # of Comparable Sales (Settled) Prior 4-6 Months is blank or 0 (zero). Please reconcile.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable Listings Days on Market Prior 4-6 Months - is 5 days and Total # Comparable Active Listings Prior 4-6 Months is blank or 0 (zero). Please reconcile.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Total # of Comparable Sales (Settled) Current-3 Months - is blank or 0 (zero) and Median Comparable Sale Price Current-3 Months is 20000. Please reconcile.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Total # Comparable Active Listings Current-3 Months - is blank or 0 (zero) and Median Comparable List Price Current-3 Months is 200000. Please reconcile.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable Sale Price Current-3 Months - is 20000 and is not within the range of Comparable Sales within the Past 12 Months (185000 - 360000) reported on the primary form. Please reconcile.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable Sales Days on Market Current-3 Months - is 3 days and Total # of Comparable Sales (Settled) Current-3 Months is blank or 0 (zero). Please reconcile.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Median Comparable Listings Days on Market Current-3 Months - is 5 days and Total # Comparable Active Listings Current-3 Months is blank or 0 (zero). Please reconcile.