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 (CHILDREN) "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 - REPORT - Fair Lending - Comments in the Neighborhood Description contain (CONVENIENT) "The convenient location with easy access to employment linkages, proximity to community services and perceived good quality of the local school system should continue to steady growth and continued good market appeal for the foreseeable future.", 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 - REPORT - Fair Lending - Comments in the Neighborhood Description contain (ESTABLISHED) "Overall, this is a fairly young but established and stable community that continues to grow at a steady pace.", 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 - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "Elementary and middle schools are within a mile and the high school is less than two miles away.", 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 - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "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 - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "The convenient location with easy access to employment linkages, proximity to community services and perceived good quality of the local school system should continue to steady growth and continued good market appeal for the foreseeable future.", 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 - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SINGLE) "See Attached Addendum 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.
- 2090_05 - REPORT - Fair Lending - Comments in the Neighborhood Description contain (YOUNG) "Overall, this is a fairly young but established and stable community that continues to grow at a steady pace.", 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.