Rating: Fail

Review Master: PAR Logic Review

File No. SAS211213PS

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

- 2055_05UAD - REPORT - Fair Lending - Comments in the Ending Addenda contain (ECONOMICAL) "Tests applied to the site as vacant and as improved are conclusions of Physical Possible Uses that are Legally Permissible and Economical Feasible resulting in the maximum productivity conclusion.", 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.
- 2055_05UAD - REPORT - Fair Lending - Comments in the Summary of Sales Comparison Approach contain (OLD) "2% Comparable sales were used that were over six months old in date of sale and over one mile in distance fromthe subject property, across major highways and thoroughfares.", 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.
- 2055_05UAD - REPORT - Fair Lending - Comments in the Summary of Sales Comparison Approach contain (SINGLE) "Finding a single indicator of value from all the value indications of comparable sales that resulted from the adjustments The sales comparison approach is based upon the principle of substitution which typifies the buyers ability to review substitute properties for the subject property.", 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.

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

- REQ - LENDER/CLIENT - Company Address - on report 70 BATTERSON PARK RD, FARMINTON, CT 06032 does not match Lender/Client Address as ordered , .
- 2055_05UAD - SALES COMPARABLE(S) #1 - Actual Age - differs by more than 16 years from the subject property and no adjustment has been entered.
- 2055_05UAD - SALES COMPARABLE(S) #1, 3 - Gross Adjustment Percentage - exceeds 15% of Sales Price.
- CRX - 2055_05UAD - SALES COMPARABLE NO. 2 - Age (29; Year Built: 1996) differs from PUBLIC RECORDS (9; Year Built: 2013).
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)
- REQ - APPRAISER - State Certification or License # - on report "1328598" does not match the State Certification or License # "TX1328598" of the assigned appraiser on the order.

Information - These items typically require comment.

- UAD - APPRAISER - Expiration Date of Certification or License - does not match ASC.gov. Expiration Date entered on report is 4/30/2023. Expiration Date on ASC.gov is 4/30/2027.